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JULY 1964

ANNUAL REPORT

JULY 1, 1963/JUNE 30, 1964

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CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

July 30, 1964

Mayor John F. Shelley
200 City Hall
San Francisco 94102
California

Dear Mayor Shelley:

In response to your request of July 21, 1964 the City Planning Commission presents this report of its activities for the fiscal year 1963-1964 - a most significant twelve month period with respect to city planning in San Francisco.

Several major projects, begun in previous fiscal years, were brought to completion during this year: comprehensive height limits were established in Northeastern San Francisco; R-3 zoning standards were modified; and proposals for a sign ordinance were transmitted to the Board of Supervisors. Other projects described in this report were undertaken, or completed during this fiscal year at the request of the Board of Supervisors, neighborhood associations and individual citizens.

The Commission held 55 regular and special meetings, including 17 officially advertised zoning hearings. In addition, numerous meetings were held by committees of the Commission on Planning Procedures, Zoning Regulations, the Sign Ordinance, the Community Renewal Program, the Downtown Plan, the Northern Waterfront Height Limits, and Trafficways.

Very truly yours,

Julia G. Porter

Mrs. Charles B. Porter
President
City Planning Commission

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CITY and COUNTY of SAN FRANCISCO

1963 - 1964

CITY PLANNING COMMISSION

Mrs. Charles B. Porter	President
James S. Kearney	Vice President
Alvin H. Baum, Jr.	
William M. Brinton	(appointed March 17, 1964)
Ronald Pelosi	(appointed February 7, 1964)
Louis M. Cole	(resigned January 9, 1964)
Gardner W. Mein	(resigned March 16, 1964)

Ex Officio

Sherman P. Duckel
Chief Administrative Officer

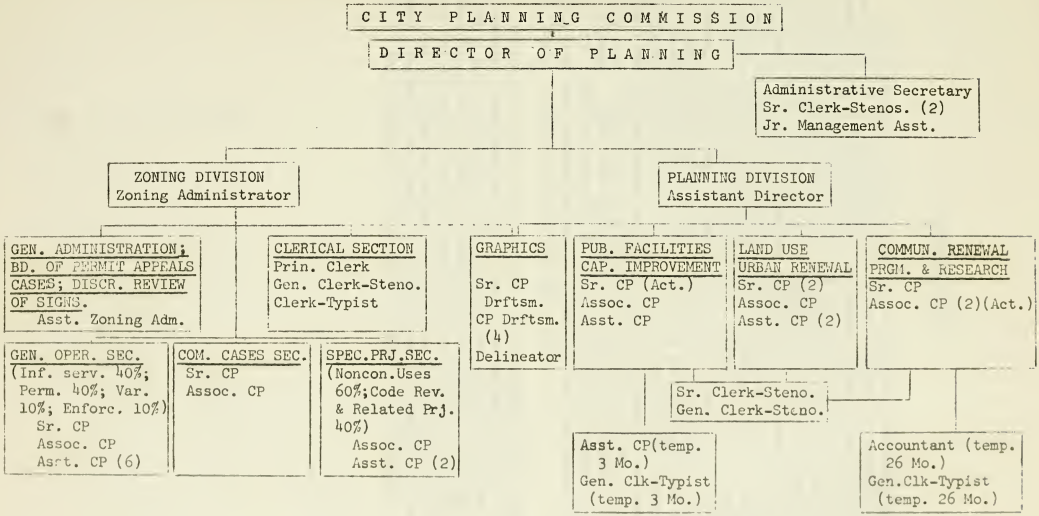
Robert C. Kirkwood (deceased May 5, 1964)
Manager of Utilities

DIRECTOR of PLANNING

James R. McCarthy

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

ORGANIZATION CHART - 1963-1964



INTRODUCTION

The Department of City Planning is the agency of the City and County of San Francisco that is designated by the Charter to establish and maintain the master plan, a comprehensive, long-term, general plan for the improvement and future development of the city as a whole (Section 116.); that is designated by the Charter and the City Planning Code, a part of the municipal code, to administer and enforce the City Planning Code which governs the use of private property in the City (Section 117); that is designated by the Board of Supervisors to develop a Community Renewal Program to guide future conservation, rehabilitation, and redevelopment activities; that is designated by the Charter to develop a capital improvement program for public expenditures in conformance with the Master Plan (Section 69.1); and to advise in the preparation of and approve private land subdivision and development plans, and public housing plans (Section 118); and that is charged by the State Community Redevelopment Law with the selection of areas and the development of preliminary plans for redevelopment projects, and by the Housing Code with the responsibility for selecting and recommending conservation areas for code enforcement programs. Thus, the department is advisory to the Mayor, Board of Supervisors, and other departments on issues affecting the future development of the city, and has certain mandatory administrative responsibilities specified by the Charter, Municipal Code, and State law.

During the fiscal year 1963-64, the Department had a permanent staff of forty persons, supplemented by five positions established on a temporary basis to further special Planning Code work and the Community Renewal Program study. The department was divided for administrative purposes into two basic divisions - the Planning Division, headed by the Assistant Director of Planning, and the Zoning Division, headed by the Zoning Administrator, with a Graphics Division, headed by the Senior Draftsman, and the administrative section, headed by the Administrative Secretary, serving the department as a whole.

PLANNING DIVISION

The Planning Division of the department had a professional staff of four senior city planners, four associate and three assistant planners. It was responsible for the staff work in the development and maintenance of the master plan five general categories: land use, transportation, public facilities, urban renewal (including the Community Renewal Program) and special studies. Master plan referrals, submitted pursuant to Section 116.1 of the Charter, and the Capital Improvement Program are continuing responsibilities of the Planning Division.

I. LAND USE STUDIES

DOWNTOWN PLAN

Downtown San Francisco and Studies in the Economy of Downtown San Francisco were presented to the public at a Commission meeting held in the City Hall rotunda on September 27, 1964. The reports were based on studies undertaken by the staff and by architect Mario Ciampi, retained by the Commission as a consultant. The reports contained recommendations for a general plan for Downtown and specific projects such as the creation of pedestrian ways on certain streets, such as Powell Street and Grant Avenue, the exclusion of general vehicular traffic from Market Street after the two-level subway is completed, the establishment of special regulations to assure harmonious development around the Civic Center and Union Square, the opening of new streets where necessary to break the Market Street barrier, and various measures for the enhancement of the function and appearance of each of its established functional areas, such as the Financial District and the Retail Shopping District.

Public review of the proposed Downtown General Plan has resulted in the formation of several committees to study special aspects of the plan. In particular, the Market Street Coordinating Committee, composed of representatives of public agencies and private interest groups directly concerned with the development, has met weekly since January and has made two progress reports to Mayor Shelley concerning the

treatment of Market Street. A Chinatown Technical Advisory Committee was created by the Commission to represent a special interest area within Downtown which has met regularly since its appointment in April to discuss and make recommendations on Downtown Plan proposals affecting Chinatown.

Special studies which are projected or under way, and which will lead to further refinement of the Downtown Plan proposals, include a study and analysis of the vehicular traffic and parking conditions Downtown, a transit study proposed by the Public Utilities Commission to modernize the Municipal Railway (particularly as it bears upon Market Street as a principal transit artery), a survey of the movement of pedestrians Downtown, and an analysis of present standards of the Planning Code in the C-3 (downtown) zoning district. Closely allied to the C-3 study and to the Downtown Plan are decisions which must be made in regard to projected redevelopment in the South of Market area. Also, the study area for the Rapid Transit Corridor Study, to be undertaken jointly by the Redevelopment Agency and the Department of City Planning, and for which an application was submitted to the Housing & Home Finance Agency, will include the major part of Downtown and, therefore, programs developed from this study must be coordinated with the general plan for Downtown San Francisco. The City Planning Commission anticipates the scheduling of public hearings in the fall of 1964.

HEIGHT LIMITS IN NORTH-EASTERN SAN FRANCISCO

In compliance with a request from the Board of Supervisors, a report on height limits proposed along the northeastern waterfront was published in October, 1963. The Zoning division drafted an ordinance reflecting the recommendations of this report which was approved by the Commission and adopted by the Board; existing special height districts were transferred from the Building Code to Section 214 of the Planning Code, and new height control districts were established in the northeastern section of the City.

SPECIAL BUILDING HEIGHT LIMIT DISTRICTS

After the Board of Supervisors approved reduction of the permitted floor area ratio for the Central Business District, the Public Buildings, Lands and City Planning Committee of the Board of Supervisors requested studies of interim building height controls for various areas within the Central Business District. When these studies were completed, the Department of City Planning recommended the establishment of special height controls for the Jackson Square, Union Square and Civic Center areas. These recommendations were approved by the City Planning Commission and are presently pending before the Board of Supervisors. The staff, with the assistance of the Chinatown Technical Advisory Committee (composed of architects of Chinese ancestry), at the end of the fiscal year was reviewing suggestions for special building height controls for the east slope of Nob Hill, including the Chinatown area.

EMBARCADERO PLAZA

Preliminary plans for the Embarcadero Plaza at the foot of Market Street, Stage 1 of the Ferry Building Park, were approved by the City Planning Commission, by other City boards, commissions, and agencies, and by the Port Authority, in June. The consultants are presently preparing working drawings for this project. This plaza will be the nucleus of a much larger park proposed for the Ferry Building Area.

EMBARCADERO MASTER PLAN

The decline in maritime activities along San Francisco's northern waterfront and the development of new facilities at Islais Creek have caused the Port Authority to consider leasing the area along the northeastern perimeter of the city for private development of non-maritime uses. In order to provide proper guidance for this proposed change in land use, a Master Plan for the area will be developed to coordinate the development of the Embarcadero City and the adjacent areas.

At the end of the fiscal year it was determined that the scope of this study, leading to the creation of a Master Plan, will include:

1) an economic analysis of alternate public and private uses to determine those most feasible; 2) development of a land use and transportation plan; and, 3) development of a three-dimensional design plan recommending building heights and placements, open space allocations, recreational areas, and design criteria for evaluating specific projects in the area. Certain phases of this study will be done by private consultants.

SUBDIVISIONS

Pursuant to Section 118 of the Charter, the Director of Public Works forwarded to the City Planning Commission, for review and comments, nine proposals for new subdivision or re-subdivision. Each request was evaluated by the staff and recommendations were submitted either for Commission action or for administrative decision by the Director of Planning.

Requests for Planned Unit Developments were also analyzed by the Planning Division to insure that these projects will not have a damaging impact on the surrounding neighborhoods.

II. TRANSPORTATION SECTION

TRAFFICWAYS

The City Planning Commission's 1962 approval of the shoreline (D-C) alignment for the proposed Hunters Point Freeway was re-affirmed on August 29, 1963. This decision was rendered after re-examination of the staff evaluation of various route alternatives for this freeway. Subsequently, the Board of Supervisors rejected the California State Highway Engineer's recommendation for the inland (A) route and recommended construction of a tunnel under the Hunters Point ridge. On December 11, 1963, the State Highway Commission reviewed all route recommendations and approved the D-C alignment for this freeway.

The Department of City Planning, as a member of the Panhandle-Parkway/Crosstown Tunnel Study Committee, participated in the development of various design alternatives for the Panhandle Parkway and Crosstown Tunnel routes. A Technical Report was prepared by the State Division of Highways, showing a number of feasible design

alternatives: four for the Panhandle section, three for the Golden Gate Park section and four for the Park-Presidio Boulevard section of the Panhandle Parkway; two design alternatives were shown for the Crosstown Tunnel.

After all design alternatives were evaluated by the staff of the Department of City Planning, its findings and route recommendations were presented to the City Planning Commission for consideration. On May 14, 1964, the Commission endorsed the recommendation for a "Modified F" design alternative for the Panhandle section of the Panhandle Parkway and agreed with the State Highway Engineer's recommendations on design alternatives for the Golden Gate Park and Park-Presidio Boulevard sections of the Panhandle Parkway; the Crosstown Tunnel route, deemed to be an undesirable connection between the Golden Gate Bridge and the Central Freeway, was rejected by the Commission. Subsequently, the Recreation and Park Commission endorsed, in principle, another design alternative for the tunnel section under Golden Gate Park and instructed its staff to work with the staffs of the Department of City Planning, the Department of Public Works, and the State Division of Highways for the purpose of formulating other design alternatives for the proposed parkway.

Several new design alternatives were developed as a result of these staff meetings. When the new concepts were presented to the Recreation and Park Commission for consideration on July 10, 1964, the "C-2" and "H-2" design alternatives were selected by that Commission as the alternatives which would result in the least damage to the Panhandle and to Golden Gate Park. After reviewing these new designs, the City Planning Commission agreed with the selections made by the Recreation and Park Commission.

RAPID TRANSIT

The Technical Transportation Committee (with the Director of Planning as chairman) participated in discussions with the staff of the Bay Area Rapid Transit District regarding the alignment of the Mission Street to Daly City rapid transit route and the location of stations

along this line. During the year, a Working Committee composed of staff members from the Department of City Planning, the Department of Public Works, the Municipal Railway, and the Bay Area Rapid Transit District, was created to review and analyze preliminary plans for various design phases of the rapid transit route prior to meetings of the Transportation Technical Committee.

Since construction of the rapid transit subway under Market Street will offer unusual opportunities to improve the usefulness and appearance of this major thoroughfare, a Market Street Coordinating Committee (with the Director of Planning as chairman) was created to coordinate both public and private developments along this street. Staff members from the Department of City Planning, the Department of Public Works, the Municipal Railway, and other interested organizations, have been assigned to work with the Bay Area Rapid Transit District to consider all schemes for the improvement of Market Street. Particular emphasis will be given to the appearance and location of all entrances to the subway stations and to the redevelopment of this street as a major local transit carrier.

I S C O T T

Meetings of the Interdepartmental Staff Committee on Traffic and Transportation (ISCOTT) were attended twice a month by a representative of the Department of City Planning. This Committee coordinated the staff efforts of five major city departments to resolve problems pertaining to traffic and transportation.

BAY AREA TRANSPORTATION STUDY COMMISSION

Liaison was maintained with the original study committee and with the newly appointed Commission

MAYOR'S TRANSPORTATION COUNCIL

The Mayor's Transportation Council, chaired by the Commission Chairman, reviewed and approved the proposed study of the Municipal Railway and the downtown parking and traffic study, and recommended them to the Mayor and and Board of Supervisors as two essential transportation measures.

NEIGHBORHOOD SHOPPING DISTRICT PARKING PROGRAM

The program as developed proposes twenty-four parking lots and two parking garages. Three lots -- Castro Street, Geary Boulevard, and 20th Avenue -- have been installed; and it is expected that a total of seven lots will have been completed by the end of this year. The Department of City Planning, in accordance with the Joint Working Agreement approved by the Board of Supervisors for the execution of the program, has collaborated with Department of Public Works and the Parking Authority in the formulation of basic design principles and development plans for all lots. The Planning Division has stressed a dual objective: to provide efficient neighborhood parking facilities and to establish attractive, landscaped areas that will enhance each neighborhood.

III. PUBLIC FACILITIES

The Civic Center Technical Coordinating Committee, chaired by the Director of Planning, undertook a reappraisal of the Civic Center Development Plan. Work is in progress to reassess office space requirements and alternate proposals for site development in Civic Center.

Discussions were held with the School Department regarding the completion, adoption, and publication of the School Location Plan.

IV. URBAN RENEWAL

COMMUNITY RENEWAL PROGRAM

This project, initiated in February, 1963, with a two-thirds federal grant from the Housing and Home Finance Agency, continued throughout the Fiscal Year 1963-64. During this period, work was undertaken by the consultant firm of Arthur D. Little, Incorporated, as well as by members of the staff of the Department of City Planning.

Research Design (Phase I) has been completed. A complete abstract of all sources of data found in city, state, and federal agencies in San Francisco, as well as private and corporate sources, has been compiled. A preliminary

draft of the simulation model for the CRP Program was also completed in Phase I for discussion and analysis. A report on Phase I will be published by the Department of City Planning in August, 1964.

Data Collection and Special Studies (Phase II): The Organization and Administration Survey of renewal and code enforcement programs in San Francisco was completed in draft form in October, 1963, discussed and analyzed by departmental staff members and submitted in final form in February, 1964. After being distributed, it was discussed in detail at meetings of city officials and at meetings of the Citizens Advisory Committee for the CRP. An extension of this survey is still under way.

A study of neighborhood amenities and their relation to CRP programming and the housing market was completed; evaluations of data necessary for the CRP model were completed also. A study of locational factors, travel time, and social factors relating to residential space characteristics was nearing completion. Work has been begun on an inventory of non-residential space (its characteristics, obsolescence, and adequacy for development or need for renewal); an analysis of employment location in San Francisco, as compared with that in 1959, has also been undertaken. A study of the costs of residential rehabilitation is in progress.

Design and Construction of the CRP Programming Simulation Model (Phase III): This was completed in April, 1964; a descriptive report will be available in September. Preliminary computer runs are now being made on test data; computer runs on real data will be made when results of special census cross-tabulations are received in September. A large-scale computer at the University of California is being leased for these operations.

Programming Urban Renewal Action (Phase IV) was initiated in the last months of Fiscal Year 1963-64 and will be a major element in the work in Fiscal Year 1964-65. This phase involves testing of alternative programs in the simulation model, evaluation of techniques of analysis and processing, and preparation of preliminary CRP programs.

Planning Division staff members acted as secretariate for the Inter-Agency Committee on Urban Renewal (Executive Committee), the CRP Technical Advisory Committee, and the Citizens Advisory Committee for the San Francisco Community Renewal Program. Minutes of all meetings were written and distributed; meeting notices and correspondence were also handled for the Technical and Citizens Committee.

REDEVELOPMENT

Throughout the fiscal year 1963-1964, the staff of the Planning division continued to participate in the development of a final plan for the Western Addition A-2 Project. Its recommendation for the enlargement of the project boundary by three and one-half additional blocks was approved by the City Planning Commission and, subsequently, by the Board of Supervisors.

The staff's recommendation for boundaries of the proposed Hunters Point Redevelopment Project was also approved by the City Planning Commission on March 12, 1964.

Several recommendations by the Redevelopment Agency to amend the official Redevelopment Plans for the Golden Gateway, Western Addition A-1, and Diamond Heights, were reviewed by the staff of the Department of City Planning and approved by the City Planning Commission.

G. N. R. P.

In December, 1963, application was made to the Housing and Home Finance Agency by the San Francisco Redevelopment Agency for funds to undertake, jointly with the Department of City Planning, a study of the rapid transit corridor.

The objective of the Rapid Transit Corridor Study is the preparation of a general renewal plan for scheduling urban renewal activities in the Downtown and Mission districts. Since this schedule will be an extension of the general strategy to be provided by the Community Renewal Program, the General Neighborhood Renewal Plan is designed to bridge

the level of concern between the general proposals of the Community Renewal Program and the detailed proposals of a renewal project plan. A major benefit to San Francisco in having a General Neighborhood Renewal Plan within the Rapid Transit Corridor is that it will provide action tools to help effectuate the Community Renewal program, the Downtown Plan, and neighborhood improvement programs at the time they are needed.

CONSERVATION PROGRAM

The planned area code enforcement program has been completed in Conservation Area Number One (the north side of California Street between Van Ness Avenue and Fillmore Street) and is nearing completion in several of the eight remaining designated conservation areas. The consideration of further conservation areas for designation was initiated by the Department of City Planning. It is anticipated that an area of about 1000 structures can be added to the program in early 1965. In order that the city-wide application of this program might be stressed, particular concern will be given to the selection of new areas that will not be contiguous to existing conservation areas.

V. SPECIAL PROJECTS

REGIONAL PLANNING

A Senior City Planner of this division continued to act as alternate for the Director of Planning on the Technical Advisory Subcommittee of the Regional Planning Committee of ABAG (Association of Bay Area Governments). This committee assisted the ABAG staff in the processing of its application for a federal grant for a Bay Area regional plan (under Section 701 of the Housing Act). The project is now under way, and liaison and support in various ways will be provided by this department. Another staff member was named to the Technical Advisory Committee of the Air Pollution Control District.

CENSUS ANALYSIS

Considerable staff time was absorbed in providing census information upon request and answering correspondence on this subject. General reprints of Census Information Brochures were made to meet continuing requests.

VI. REFERRALS AND CAPITAL IMPROVEMENT PROGRAM

REFERRALS

During the fiscal year, 86 Master Plan referrals were acted upon, 38 by the City Planning Commission and 48 administratively. Six referrals are still pending at the end of the fiscal year. Of those acted upon, 50 were found to be in conformity with the Master Plan, 30 did not affect the Master Plan, and 6 were in conflict or not in conformity. The referrals which the City Planning Commission acted upon chiefly concerned street vacations and other street matters (16) and the sale of city property (11). The referrals treated administratively were mainly revocable encroachment permits (27).

CAPITAL IMPROVEMENT PROGRAM

The sixteenth annual capital improvement program report was distributed in July to public and private agencies locally and in many cities across the nation.

The Budget Priority Committee, of which the Director of Planning is one of six members, met during February and March to determine and recommend to the Mayor and the Board of Supervisors priorities for maintenance and repair, replacement and reconstruction, and capital improvements submitted in departmental budgets. The ratings recommended by the Committee for capital improvements were noted in the annual capital improvement program report.

The Capital Improvement Advisory Committee, which consists of the same membership as the Budget Priority Committee, met weekly from mid-March to mid-June to determine and recommend to the Mayor and the Board of Supervisors coordinated financing plans for effectuating the future capital improvement programs prepared annually by the City Planning Commission. Among the programs reviewed were bond issues for new street lighting and sewers (approved by the voters in June), and proposed bond issues for the Fire Department, Yough Guidance, Recreation and Park, and the Board of Education. Other contemplated bond proposals were considered by the Committee as they appeared in the capital improvement program.

The Department of City Planning prepared schedules and summaries of the total programs proposed for the next six years and, with the assistance of a technical staff assembled from various agencies, prepared the final report to the Mayor and the Board of Supervisors.

VII. PUBLIC INFORMATION SERVICE

A considerable amount of time was spent by the Director and members of the department's staff promoting public interest in the affairs of the planning department, clarifying matters for individuals and organizations ,and assisting local property owners.

Staff members served on committees of various local and regional organizations, representing Commission policy and the professional planning point of view. Assistance was given to numerous civic and neighborhood associations throughout the City. Students frequently visited the offices of the department; staff members occasionally accepted invitations to classrooms to discuss current projects and general policies of the department. Foreign visitors (planners, architects, city officials), anxious to become familiarized with local planning problems and techniques, were frequent guests of the department. As in the past, two interns from the Coro Foundation were assigned to the department for a six-week study period.

Members of the staff attended and participated in the Annual Conference of the League of California Cities; one staff member attended a Community Renewal Program Workshop in Washington, D.C. The Director presented an address before the American Transit Association in Chicago; he also attended the American Institute of Planners' Conference in Milwaukee and, with the Chairman of the Commission, the American Society of Planning Officials' Conference in Boston.

VII. GRAPHICS DIVISION

The Graphics Division, consisting of four Planning Draftsmen supervised by one Senior City Planning Draftsman, is responsible for the maps and general drafting for the department. During the year, in addition to the maps, plans, charts and other exhibits which are component parts of all the studies listed above, twenty-four Planning Area maps have been revised and current land use data recorded and measured for comparison with 1948 data.

Continuing revision of the Official Zoning Maps and supervision of their reproduction is done by the Graphics Division for the Clerk of the Board of Supervisors.

VIII. ZONING DIVISION

The Zoning Division of the Department of City Planning, headed by the Zoning Administrator, is assigned primary responsibility under the Charter for the City's zoning activities: (1) administration and enforcement of the City Planning Code, (2) the granting of variances, (3) the study and processing of zoning applications filed for consideration by the City Planning Commission and Board of Supervisors and (4) the conduct of code revision studies.

The permanent staff of the Zoning Division during the fiscal year 1963-64 remained at eleven technicians and three clerks, supplemented by a temporary staff of three technicians budgeted for the nonconforming use program and one technician on loan from the Planning Division of the Department. Turnover of personnel was at a minimum until a point near the end of the year when three technical positions became vacant.

ZONING INFORMATION

One of the most constant functions of the Zoning Division is the provision of zoning information and assistance to the general public. Careful analysis of the problems presented by property owners and builders is imperative, and a flow of inquiries from an average of 75 visitors, 100 telephone calls and numerous letters each day must always be anticipated. Inquiries from real estate brokers were reduced somewhat in the latter part of the year when a publication of the Real Estate Board, including detailed zoning maps for all parts of the city, was made available for the first time. The total volume of inquiries, however, was similar to that in other recent years.

REVIEW OF APPLICATIONS FOR PERMITS

Review of the broad range of permit applications submitted to the Department continued to be the largest and most complex function of the Zoning Division. The available manpower fluctuated somewhat with changes in personnel and with changes in the relative pressures of various Division tasks; however, an effort was made to maintain a level of four technicians assigned to permit applications.

NOTICE OF APPLICATION

FOR VARIANCE

The permit applications reviewed during the fiscal year are summarized below, together with data on those for which disapproval was required under the Planning Code:

A. Building Permit Applications	Filed	Disapproved
Building permit applications other than for legalization of signs	12,246	36
Legalization applications	949*	12
Sign applications	1,495	20
Total Bldg.Permit Appls.	14,690	68

B. Miscellaneous Applications Referred from Departments		
PUBLIC WORKS	364	0
Fire	109	1
Police	264	4
Public Health	113	4
Public Welfare	19	1
Total Misc. Appls	869	10
TOTAL ALL APPLICATIONS	15,559	78

*These 949 applications, which represent the most time-consuming type for review purposes, proposed the legalization of 1,123 dwelling units created without building permit at some time in the past.

In accordance with efforts made by all city departments which review permit applications to eliminate duplication of effort and to increase the speed of review, a procedure was begun in May whereby applications with no zoning significance are now not referred to the Department of City Planning. These are applications in which there is no proposed change from the present use of the building, no vertical or horizontal extension of the building, and no

reduction in the availability of off-street parking, and where there appears to be no involvement of Planning Code enforcement actions or nonconforming use provisions. Examples of such permit applications are those for pest control, siding, and repair of fire damage. Although these applications have involved only minimal review by the Department in the past, the new procedure has eliminated unnecessary paper work and has permitted more efficient processing of those permits on which intensive work by the Department is necessary.

In the case of applications for sign permits, certain review functions continued to be performed by the Planning Commission in addition to the administrative review by the department which is required by the Planning Code. Such reviews occurred in certain cases under stipulations attached to past reclassifications of property and also under certain policies established by the Commission pending the adoption of uniform and objective standards in a comprehensive sign control ordinance. These latter policies call for Commission review of signs that extend above or are located on roofs of buildings, signs that exceed a height of 32 feet above ground, and certain signs adjacent to freeways, public parks and residential districts.

A high proportion of time in the review of building permit applications was spent on applications for new buildings in R-3 districts. The volume of such applications was great, due in part to the pendency of new standards for R-3 buildings. The number of applications of this type reviewed by the Department from the time the proposed new R-3 standards were announced in October to March 16 when the Board of Supervisors requested a moratorium on applications is shown in the following table:

Time Period	R-3 Applications	
	Buildings	Dwelling Units
Monthly average, fiscal year 1960	13	86
Monthly average, calendar year 1962	20	182
October, 1963	32	255
November, 1963	29	230
December, 1963	62	478
January, 1964	66	830
February, 1964	95	987
March 1-16, 1964	61	525

Most of these applications were approved by the Department. In 18 cases, the Planning Commission responded to requests from neighboring property owners that it review applications for R-3 buildings under its power of discretionary review. Four of these buildings were approved by the Commission; 14 were disapproved. Eleven appeals from such disapprovals were taken to the Board of Permit Appeals. At the end of the year, nine of the appealed cases had been overruled and the other two were still pending. Following the March 16 moratorium and the subsequent passage of the new R-3 standards, there were comparatively few applications for R-3 buildings; however, those new applications which were filed were carefully reviewed, and the effectiveness and workability of the new R-3 standards were successfully demonstrated.

ENFORCEMENT

Time given to enforcement continued to decline. General enforcement activity is summarized in Appendix IV at the end of this report: 85 new cases were opened, which, when added to the 60 carried over from the previous year give a total of 145 open cases; of these cases, 50 were closed during the year and 95 were still open at the end of the year. Preliminary investigation had yet to be made in response to a great many additional complaints, insofar as

the lack of staff time available for this function dictated that only the most serious and flagrant violations could be pursued through enforcement actions. A small number of troublesome cases took a major share of enforcement time; this was particularly true in the case of an institution for the treatment of former drug addicts which was installed in an R-1 area.

Beginning in March, and continuing through the remainder of the fiscal year, enforcement efforts of the Zoning Division were directed to a comprehensive program for the removal of illegal general advertising signs in Residential districts throughout the city. A major part of such a program was carried out in the 1950's; yet, persistent complaints, the results of surveys done in connection with a proposed comprehensive sign ordinance for the city, and the reluctance of sign owners to comply with the Planning Code, all pointed to the need for completion of this enforcement program. A list was compiled of 150 illegal general advertising signs in Residential districts, and owners were ordered to remove these signs. Compliance by some of the smaller companies was achieved, but the lack of response by the two major outdoor advertising companies led to the referral of the 62 signs owned by them to the City Attorney in June for action.

AMENDMENTS TO THE CITY PLANNING CODE; SETBACK LINES; CONDITIONAL USES

Applications for amendments to the Planning Code text or zoning map, for setback changes, and for conditional uses, are considered by the Planning Commission before any action thereon by the Board of Supervisors. During the year, the Commission, at its monthly hearings on such matters, had before it 86 applications -- 69 filed during the year, and 17 carried over from the preceding year. These cases are tabulated in Appendix VI at the end of this report.

The Planning Commission took final action in authorizing 31 conditional uses, the more significant of which included planned unit developments for moderate priced housing in the Diamond Heights Redevelopment Area, for new single-family and two-family dwellings on a 13.75-acre R-1 parcel on the steep slope west of O'Shaughnessy Boulevard north of Stillings Street, and for a new building complex

consisting of multiple-family housing with a related retail facility and convalescent hospital facilities on a seven-acre parcel south of Alemany Boulevard between St.Charles and Worcester Avenues zoned R-1 but approved for reclassification to R-2 by the Commission in a companion case; expansion of Childrens Hospital; a new men's dormitory for the University of San Francisco; and a "pocket subdivision" for not more than eleven single-family dwellings on a parcel of land in Dolores Heights fronting on Liberty and 20th Streets west of Sanchez Street. An increasing amount of time was spent by the staff in reviewing final construction plans for conformity to conditions established by the Commission for conditional uses authorized this year and in previous years.

As a result of applications approved by the Commission, the Board of Supervisors adopted five amendments to the zoning map, six amendments to the text of the Planning Code, and five changes in setback lines.

The low volume of zoning map amendments filed reflects the determination by the Board of Supervisors and the Planning Commission to require good reason for changing the city-wide zoning pattern established in 1960; only 48 map amendments have been approved since that date.

VARIANCES

Variances from such provisions as those relating to lot width and area, coverage, rear and side yards, height, and parking may be granted by the Zoning Administrator, on application and after public hearings, wherever he is able to make affirmative findings of fact in support of a series of five conditions that must be met if a variance is to be granted. As indicated in Appendix VII, 96 applications were filed during the year, and the 69 applications on which final action was taken by the Zoning Administrator during the year involved requests for 95 variances from the various provisions of the Planning Code. Seventy-six (80%) of these 95 variance requests were granted, although many were granted only in part or with specific conditions attached.

The Board of Permit Appeals granted certain additional variances in overruling the Zoning Administrator in seven cases.

The number of variance applications filed increased over the previous year. During the months of April and May, when the general administrative demands upon manpower in the Division were extremely high, hearings on new variance cases were suspended. These hearings were resumed in June; 30 cases were still pending at the end of the year.

APPEALS BEFORE THE BD. OF PERMIT APPEALS

An appeal may be taken to the Board of Permit Appeals from administrative actions or from variance decisions of the Zoning Administrator. An administrative action, such as the disapproval of an application for a building permit, may be reviewed by the Board as to whether the action constituted error or abuse of discretion on the part of the Zoning Administrator. A variance decision may be reviewed as to whether the variance application does or does not meet all five of the conditions which the Charter and Planning Code specify as having to be met if a variance is to be granted.

In practice, applicants are almost always able to modify an application for a building permit in whatever way is necessary to comply with the Planning Code. As noted above in the section of this report on review of permit applications, there were only 78 disapprovals of permits of all types for Planning Code reasons in the past year, or .05% of the 15,559 permit applications reviewed. As shown in Appendix VIII, however, there were 30 appeals to the Board of Permit Appeals from these denials; and, during this period, the Zoning Administrator was sustained by the Board only three times and overruled 12 times. The latter cases raised again the question whether, as specified by the Charter and Planning Code, administrative disapprovals under the Planning Code are to be overruled only for reasons of error.

Twelve appeals were taken to the Board from variance decisions of the Zoning Administrator; and, during this period, there were five such decisions sustained and seven overruled.

The Planning Commission, in its discretionary review function, undertook to review fewer signs than in the previous year; nevertheless, five of the seven Commission disapprovals of signs that were appealed to the Board were overruled. The appeals from denials of R-3 building permit applications by the Commission under its discretionary review powers are discussed earlier in this report in the section on review of permit applications.

NONCONFORMING USE PROGRAM

By January, 1964, the program of identifying and analyzing the approximately 4000 uses of property throughout the city which have a nonconforming or other special status under the Planning Code had advanced to the point that the Department was able to mail required notices to the owners of the properties involved. The deadline for these notices was May 2, 1964, the fourth anniversary of the effective date of the 1960 Planning Code.

The Department was required to mail notices for 1848 nonconforming commercial and industrial uses in Residential districts and for 809 dwellings in Industrial districts, all of which are subject to expiration of their nonconforming status in the year 1980 or later. Although many of these uses are eligible for consideration as conditional uses, few conditional use applications have been filed thus far.

Other notices were mailed to the owners of 161 properties which had 1960 assessments for improvements of $500 or less and are given a continuance period of only five years (to 1965) under the terms of the Planning Code. On the basis of the responses of property owners to these notices, and on the basis of other information which was gathered, an extensive analysis was made of Sections 153(a) and (b) of the Planning Code, which establish this

five year continuance period. As a result of this analysis, certain exceptions to Section 153(b) were drafted, were the subject of two public hearings, and were approved by the Planning Commission shortly after the close of the fiscal year. These exceptions will provide an extension of time to 1970 for those affected uses which have a neighborhood retail function; also, owners of these uses will have opportunity to apply for conditional use status. An extension of time to 1970 will also be allowed where, regardless of the present use, the property's zoning in 1960 was Commercial or Industrial and the 1960 assessment for improvements was at least $250.00.

Because Section 153(e) is a cumbersome section which would be repealed and replaced by provisions of the comprehensive sign ordinance discussed below, no analysis was attempted for nonconforming billboards under Section 153(c), except as an incidental by-product of the program of identifying illegal billboards described in the section of this report on enforcement.

During the year the number of uses for which notices were sent out indicating discontinuance or abandonment of nonconforming status under Section 152 of the Planning Code was increased to 266; the total number of nonconforming uses eliminated through other means reached 141. Each of these cases involved a major expenditure of staff time. In addition, 302 uses in Residential districts, closely regulated by the Planning Code but exempt from expiration provisions, were identified and analyzed. Certain other nonconforming uses in Commercial and Industrial districts, also exempt from expiration provisions, have not as yet been identified.

Because of the considerable number of apparently illegal uses of property disclosed by the nonconforming use surveys, the Department initiated, near the end of the year, a suggested amendment to the ordinance governing the Report of Residential Building Record issued by the Department of Public Works in order that this report might include specific information as to the legal nonconforming status, if any, of properties at the time of sale.

CODE REVISION STUDIES

Department reports for the past three years have stressed the fundamental need for improvement of the 1960 City Planning Code, which itself was twelve years in the making. Because of the incomplete or weakened nature of this code and because certain problems of land use have arisen because of it, members of the Board of Supervisors and many community groups have urged the Planning Commission and staff to submit remedial recommendations for consideration by the Board. Studies thus initiated by the Department in 1961 and 1962 were brought to completion in October, 1963, with regard to height limits in the northeastern part of the city, the standards of the R-3 zoning districts, and a comprehensive sign control ordinance. After a series of public hearings, the Planning Commission, by the end of December, had submitted to the Board of Supervisors its recommendations for major Planning Code amendments in each of these three areas; two of these recommendations were passed by the Board before the end of the fiscal year.

The results of a study of the Planning Code provisions for R-3 districts were presented to the Commission on October 10 in the form of a document entitled "Report on the R-3 Zoning Standards" and an accompanying draft of a comprehensive amendment to the Planning Code. Detailed analysis of construction under existing R-3 standards had shown that medium-density neighborhoods through the city were not being safeguarded adequately and that the R-3 standards should be revised, principally by a reduction in permitted dwelling unit density. The R-3 proposals were approved by the Commission in December; final approval was given by the Board of Supervisors in May with one amendment providing for the so-called "major fraction" rule in computing density. A moratorium on review of building permit applications, requested by the Board, and a subsequent amendment to Section 150 of the Planning Code, actually made the new standards effective with respect to all permit applications filed after March 16. Immediately after the final legislative decision on the standards for the R-3 district and for the newly-created R-3.5 district, the Department began detailed research to determine which portions of the 2500 acres of R-3 zoning in the city would be appropriate

for reclassification to R-3.5. At the close of the year, this work was proceeding well.

A new draft of a proposed comprehensive sign control ordinance and an accompanying report was completed and presented to the Planning Commission on October 17. Beginning in September and continuing throughout the fall, meetings were held by the Sign Committee of the Commission and the staff with representatives of sign industry groups; during these meetings, points of controversy in the proposed ordinance were narrowed to certain major items, the most significant of which concerned roof signs and signs along freeways. After final modifications, the proposed sign ordinance was approved by the Planning Commission in December. At the end of the fiscal year, the sign ordinance was undergoing hearings before a committee of the Board of Supervisors.

In January the Zoning Division compiled a report entitled, "A Zoning Division Work Program for Code Revision and Related Projects"; this report described 58 work items in this field for which a definite need had been shown. One of the broadest needs for code revision concerns zoning standards for the Downtown area. Many items relating to zoning in this area were outlined in the general plan for Downtown which was published by the Department in October; others have been suggested by civic organizations and by members of the Board of Supervisors.

Two minor Planning Code amendments accomplished during the year involved a revision of the standards for dry cleaning establishments in C-1 and C-2 districts and a series of corrections and clarifications made in connection with a reprinting of the Planning Code which is due to be completed in the late summer of 1964. None of the other needed revision projects were undertaken. Among the larger projects pending are the C-3 study, a related study of off-street parking requirements throughout the city, and review of the use classification system for C-1 and C-2 districts.

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS: July 1, 1963 to June 30, 1964

Actual expenditures by the Department, for items other than personnel, compared with budget appropriations were as follows:

Appropriation No.	Budget	Supplemental Appropriations	Expenditures
3.119.200.000 (Contractual Services)	$17,896.00	$1,497.00	$16,960.72
3.119.203.000 (Use of Employees' Cars)	75.00	- 0 -	32.93
3.119.300.000 (Materials and Supplies)	4,334.00	- 0 -	3,696.25
3.119.400.000 (Equipment)	924.00	1,786.84	2,685.43
3.119.800.000 (Membership Dues)	747.00	- 0 -	747.00
TOTALS	$23,976.00	$3,283.84	$24,122.33

Supplemental Appropriations

1) $1,786.84 Approved 8/21/63
Purchase of 4 typewriters to replace machines stolen during weekend of July 27-28, 1963.

2) $ 750.00 Approved 12/13/63
Rental of 8 typewriters and 2 calculators to replace machines stolen on October 7, 1963.

3) $3,108.00 Approved 12/30/63
Reclassification of B512 Senior Clerk Typist to 1408 Principal Clerk to begin January 1, 1964.

4) $ 522.00 Approved 4/11/64
Attendance of one member of City Planning Commission at conference of American Society of Planning Officials at Boston in April, 1964.

5) $1,908.00 Approved 4/11/64
To continue 3 temporary planning positions devoted to Nonconforming Use Survey for one additional month (through June, 1964)

6) $ 114.00 Approved 4/11/64
Installation of new telephones in space formerly occupied by Art Commission.

7) $ 111.00 Approved 4/11/64
For additional telegraph and telephone service.

Revenues from Zoning Fees

Applications for Zoning Amendments	$1,700.00
Applications for Conditional Use Authorization	1,100.00
Applications for Variances	4,375.00
Applications for Setbacks	300.00
TOTAL	$7,475.00

MASTER PLAN REFERRALS PROCESSED DURING 1963-64 FISCAL YEAR

Abbreviations
CPC - Acted upon by City Planning Commission
Adm - Acted upon administratively
Dna - Does not affect the Master Plan

Referral Number	Date Received	Description	Action taken	Date Dispatched
	EASEMENTS			
R63.86	11/21/63	Exchange of sewer easements Southern Freeway - Lyell St. sewer	In Conformity Adm	12/16/63
	FIRE DEPARTMENT HEADQUARTERS			
R62.105	10/23/62	Jurisdictional transfer Lot 7, Block 345 on Golden Gate Ave. from Dept. Electricity to Fire Dept. for headquarters	In Conformity CPC	9/13/63
R63.54	7/12/63	Fire Dept. Hdqrs. Bldg. in M. Hayward Playground on Dept. of Electricity property	Withdrawn	
	HUNTERS POINT RECLAMATION DISTRICT			
R63.3	1/6/64	Hunters Point Reclamation District, tentative plans		
	PARKING			
R63.45	5/28/63 11/4/63	Neighborhood Parking Lots Two sites in Excelsior District and public library site	In Conformity CPC	11/22/63
R63.71	9/6/63	Eureka Valley (Castro St.) Neighborhood Parking Lot, design plan	Approved with modifications CPC	9/13/63
R64.2	1/6/64	Neighborhood Parking Program: review of design plans, 10 lots	Approved with modifications CPC	2/3/64 2/5/64
R64.57	6/23/64	West Portal public parking facility, contract plans, Block 2988A, Lot 7	In Conformity Adm	6/30/64

Master Plan Appendix: Public Schools Study

Enrollment Projections

Notes on City Planning Coordination

Existing Facilities

Name	Type	Capacity	Status
Bayside Elementary	Elementary	420	Active
Bayside Primary - Unit 2	Primary	180	Active
Bayside Primary - Unit 3	Primary	180	Active
Bayside Primary - Unit 4	Primary	180	Active
Bayside Primary - Unit

Referral Number	Date Received	Description	Action taken	Date Dispatched
	PARKING (Continued)			
R64.59	6/19/64	Noe Valley public parking facility - contract plans	In Conformity Adm	7/1/64
R64.60	5/29/64	Excelsior, Irving and Geary public parking facilities - design plans		
	PROPERTY ACQUISITION			
R63.56	7/15/63	Bernal Heights Blvd. slope protection	In Conformity CPC	7/26/63
R63.59	7/24/63	Surplus State land to expand City service station, Block 3758, Lot 125, Ptn. Bryant St between 7th and 8th	In Conformity CPC Landscaping recommended	8/16/63
R64.10	2/17/64	Lot 16, Block 6323 for sewer	In Conformity Adm	2/24/64
R64.18	3/6/64	Ellis-O'Farrell garage	In Conformity CPC	3/13/64
R64.36	4/22/64	Fort Mason - acquisition for park use	CPC Res. 5789 recommends acquisition	6/19/64
R64.43	5/13/64	Tax delinquent properties 9 parcels	Acquisition recommended Adm	6/10/64
	RECREATION & PARK			
R63.80	11/16/63	Sharp Park golf course rearrangement of facilities	Dna - Adm	11/19/63
	REVOCABLE PERMITS			
R63.57	7/18/63	Geary Blvd. 125' W of Divisadero St.	Dna - Adm	7/25/63
R63.60	7/24/63	N/S 22nd St. between Church and Sanchez	Dna - Adm	7/31/63
R63.61	7/24/63	N/W 39th Ave. and Lawton	Dna - Adm	7/31/63

Referral Number	Date Received	Description	Action taken	Date Dispatched
	REVOCABLE PERMITS (Continued)			
R63.73	10/1/63	Shoup Ave. between Armstrong and Williams, vegetable garden	Dna - Adm	10/11/63
R63.75	11/1/63	Underground transmission line, Bush west of Kearny	Dna - Adm	11/5/63
R63.77	11/8/63	Reconstruct sidewalk stairway for driveways, E/S Webster north of Broadway	Dna - Adm	11/15/63
R63.79	11/14/63	Light standards in sidewalk, 722 Montgomery St.	Dna - Adm	11/19/63
R63.82	11/21/63	Fence in sidewalk area, Edgehill Way, Lot 10, Block 2933	Dna - Adm	1/20/64
R63.83	11/21/63	Parking deck in sidewalk area, Edgehill Way, Lot 3, Block 2934	Dna - Adm	12/10/63
R63.85	12/2/63	Mariposa at Illinois, underground pipes for Signal Oil & Gas Co.	Dna - Adm	12/12/63
R64.4	1/13/64	17th St. between Kansas and Rhode Island Sts., underground conduit	Dna - Adm	1/16/64
R64.6	2/24/64	Grant Ave. north of Francisco St. Bay windows to project over City property (North Point Sewage Plant)	Dna - Adm	2/24/64
R64.15	2/26/64	Occupy and close Minna St. between Fifth and Mary Sts. during construction	In Conformity Adm	4/3/64
R64.16	2/26/64	Fence and landscape portion of sidewalk area, NE corner Duncan and Douglass Sts.	Dna - Adm	3/6/64
R64.21	3/13/64	Planter boxes in sidewalk, SE corner of Market St. and Duboce Ave.	Dna - Adm	4/2/64

Referral Number	Date Received	Description	Action taken	Date Dispatched
		REVOCABLE PERMITS (Continued)		
R64.25	3/23/64	Substreet basement under Bush St. SE corner Grant Ave.	Dna - Adm	4/3/64
R64.32	4/21/64	Substreet basement on Bush St. between Kearny St. and Grant Ave.	Dna - Adm	4/29/64
R64.38	4/30/64	Substreet basement, SE corner Bush and Larkin Sts., 1299 Bush St.	Dna - Adm	5/4/64
R64.39	4/30/64	Use of Windsor Place as automobile driveway for 364 Green St.	Not in Conformity CPC	5/15/64
R64.41	5/11/64	Substreet basement, SW corner Bush St. and Grant Ave., 501 Bush St., Lot 1, Block 286	Dna - Adm	5/14/64
R64.44	5/14/64	Underground conduits, Parnassus Ave. between Arguello Blvd. and Third Ave.	Dna - Adm	5/22/64
R64.48	5/21/64	Fence across Pinar Lane along west property line of St. Joseph's Ave.	Dna - Adm	5/25/64
R64.51	5/26/64	Planter boxes in front of 465 California St.	Dna - Adm	6/3/64
R64.52	6/8/64	Substreet basement, 530 Bush St. between Grant Ave. and Stockton St.	Dna - Adm	6/22/64
R64.53	6/8/64	Brick facing at 14-24 Clement St. encroaching into street	Dna - Adm	6/19/64
R64.54	6/19/64	Substreet basement, SW corner Bush and Polk Sts.	Dna - Adm	6/22/64
R64.55	6/19/64	Substreet basement, SW corner Bush St. and Claude Lane	Dna - Adm	6/22/64
R64.56	6/19/64	Use of Acme Alley, north of Corwin St., as automobile driveway	Dna - Adm	6/23/64

Referral Number	Date Received	Description	Action taken	Date Dispatched
	SALE OF PROPERTY			
R63.62	7/30/63	Block 3925, Lot 2 (Ptn.) Harrison near 15th	In Conformity CPC	8/15/63
R63.69	8/21/63	Block 6745, Lot 1-C, 624 Arlington St.	In Conformity CPC	9/3/63
R63.74	10/4/63	Gore Corner at Mission and Morse Sts. in Block 6470	In Conflict Landscaping recommended CPC	11/12/63
R64.5	1/20/64	Along Clipper St., including vacated portions of Homestead & Hoffman Sts.	In Conformity CPC	3/20/64
R64.11	2/21/64	Fire house sites: Block 981, Lot 13, Washington near Baker. Block 6601, Lot 38, Duncan near Church	In Conformity CPC	3/17/64
R64.13	2/26/64	Property surplus to Geneva Ave. widening, Block 6971-A, Lots 4, 5, 8, and 17	In Conformity Adm	3/4/64
R64.14	2/26/64	Roosevelt Way and Buena Vista Terrace, Block 2608, Lot 25	In Conformity CPC	3/17/64 3/20/64
R64.17	3/3/64	Property surplus to Water Dept. needs, Block 3777, Lot 52 (Bryant St. pipeyard)	In Conformity CPC	3/20/64
R64.20	3/3/64	Portion of University Mound reservoir tract at Felton and Bowdoin Sts., Block 5973, Parcel 18		
R64.23	3/20/64	Lot 10, Block 2713, Market and Eagle Sts.	Not in Conformity CPC	4/10/64

Referral Number	Date Received	Description	Action taken	Date Dispatched
	SALE OF PROPERTY (Continued)			
R64.24	3/25/64	School properties: Fremont Shops, 1750 McAllister Warehouse, 1440 Harrison Potrero Hill, north of 20th St. between Connecticut and Arkansas Sts. Sunset Community Center, Blocks 2179, 2180 and portions of Blocks 2158 and 2159 Southwest school property, portion of Block 7298 north of Winston Drive Jose Ortega site, portions of Blocks 7073, 7074, and 7075 P. A. Hearst site, portion of Block 2370 Ulloa Annex site, portion of Block 2387 Funston Ave., south of Geary, portion of Block 1532		
R64.33	4/20/64	Block 6744, Lot 10, surplus to Bosworth Street widening		
R64.34	4/20/64	Block 6699, Lot 8, 2507 Diamond	In Conformity CPC	5/1/64
R64.35	4/22/64	Block 5867, Lot 14, at Trumbull and Craut Sts.	In Conformity CPC	5/4/64
R64.42	5/12/64	Fire house site: Block 1764, Lot 31	In Conformity CPC	5/29/64
	SEWERS			
R63.52	7/9/63	Sewer in 19th Ave. south of Denslowe Drive	In Conformity Adm	7/15/63
R63.67	8/15/63	Sewer replacement, Crescent Ave. and Alabama St.	In Conformity Adm	8/16/63
	SIDEWALKS			
R63.84	11/29/63	Miller Place, sidewalk removal	In Conformity to remove one sidewalk, retain one sidewalk - CPC	12/10/63

Referral Number	Date Received	Description	Action taken	Date Dispatched
	SIDEWALKS (Continued)			
R64.30	4/15/64	Sidewalk narrowing, west side of Castro St. between 16th and 17th Sts. from 19 to 10 ft.	In Conformity CPC	5/22/64
R64.31	4/21/64	Sidewalk narrowing, both sides of Stockton St. between Columbus Ave. and Broadway from 15 to 10 ft.	In Conformity Adm	6/24/64
R64.45	5/14/64	Sidewalk narrowing, north side of Market St. east of Castro St.	In Conformity CPC	5/22/64
	STATE			
R64.27	4/3/64	Surplus state property, Gaven St. and Southern Freeway	Adm (Letter of information)	4/23/64
	STREET VACATIONS			
R63.53	7/11/63	Survey of potential vacation of 42 streets	Withdrawn	
R63.63	8/5/63	Indiana and Minnesota Sts. between 22nd and 23rd Sts.	Indiana St. not in Conformity, Minnesota St. in Conformity Opening of new St. in conformity - CPC	9/16/63
R63.64	8/13/63	Pinar Lane between Baker St. and St. Joseph's Ave.	In Conformity provided ..... CPC	9/3/63
R63.65	8/13/63	Streets north of Islais Creek, Port Authority	In Conformity CPC	9/3/63
R63.68	8/15/63	Bigler Ave. between Clarendon and Belgrave	Withdrawn	
R63.70	8/26/63	Prentiss St. between Chapman St. and Powhattan Ave.	Withdrawn	

Referral Number	Date Received	Description	Action taken	Date Dispatched
	STREET VACATIONS (Continued)			
R63.81	11/21/63	Keith St. between Donner and Egbert Avenues	In Conformity CPC	12/12/63
R64.1	1/3/64	Lane St. between Galvez and Hudson	In Conflict CPC	1/20/64
R64.7	1/27/64	Hollister St. north of Giants Drive	In Conformity CPC	2/14/64
R64.8	2/11/64	Juniper St. between Bryant and Harrison Sts.	In Conformity CPC	2/24/64
R64.12	2/25/64	Portion of Langton St. NW of Bryant St.	In Conformity CPC	3/17/64
R64.26	3/27/64	Portion of Ashton Ave.	Not in Conformity CPC	4/27/64
R64.40	5/6/64	Mira Glen Subdivision, vacation of portions of Detroit St., Lassen Alley and Cuba Alley and exchange of property	In Conformity CPC	5/15/64
R64.49	5/25/64	Portion of Clarence Place west of Townsend St.	In Conformity CPC	7/3/64
R64.50	5/25/64	Portion of Bowdoin St. north of Gaven St.	To be held in abeyance 6 mos.	6/19/64
R64.58	6/23/64	Portion of Getz St. near Harold Ave.		
	STREET WIDENING			
R63.58	7/18/63	Geneva Ave., widening and extension, Tara St. to Ocean Ave.	In Conformity CPC	8/16/63
R64.9	2/17/64	Widening of Gateview Court and Mendosa Ave.	In Conformity Adm	2/24/64

Referral Number	Date Received	Description	Action taken	Date Dispatched
	SUPPLEMENTAL APPROPRIATIONS			
R63.55	7/12/63	Vista Francisco, hydromatic pump station	In Conformity provided .... CPC	7/24/63
R63.66	8/14/63	Remodeling 2nd, 3rd, 4th and 5th floors, 150 Otis St.	In Conformity Adm	8/14/63
R63.72	9/20/63	Study of ventilation needs, main floor galleries, Legion of Honor	Dna - Adm	9/23/63
R63.76	11/4/63	deYoung Museum. Relocation of materials from old whse.; demolition of whse.; remedial work. $50,000	In Conformity Adm	11/7/63
R63.78	11/14/63	War Memorial Opera House: reconstruct freight elevator, $50,000; replace stage flooring, $22,500	Dna - Adm	11/19/63
R64.19	3/16/64	Budget Sheets, items not previously reviewed	In Conformity CPC	3/20/64
R64.22	3/18/64	S.F. Water Dept., $31,000 for acquisition of right of way for San Lorenzo pipeline	In Conformity Adm	3/20/64
R64.28	4/3/64	Fort Funston outlet sewer and pumping station	In Conformity Adm	4/3/64
R64.29	4/2/64	Replacement of heating systems and rehabilitation of sanitary facilities at Water Department's Millbrae yard	In Conformity Adm	4/3/64
R64.37	4/26/64	Supplemental Budget, Master Plan review	In Conformity CPC	5/11/64
R64.46	5/19/64	Street lighting, Parnassus Ave. west of Arguello Blvd.	In Conformity Adm	5/22/64
R64.47	5/19/64	Underground street lighting, Larkin St. between North Point and Beach St.	In Conformity Adm	5/22/64

Referral Number	Date Received	Description	Action taken	Date Dispatched
	WAR MEMORIAL			
R63.87	12/24/63	War Memorial capital improvements;replacement and reconstruction projects for 1964-65 budget not previously reviewed by CPC	Dna - Adm	12/28/63

SUBDIVISIONS AND RESUBDIVISIONS Reviewed During 1963-64 Fiscal Year

Referral Number	Date Received	Description	Action Taken	Date Dispatched
R 118.63.5	8/26/63	Diamond Heights Redevelopment Project, Red Rock Hill Unit No. 2. Tentative Condominium Subdivision of a parcel of land fronting on the southerly side of Diamond Heights Boulevard and the northerly side of Red Rock Way east of Duncan Street. This is a vertical and horizontal subdivision of seven buildings into seventy separate living units.	Approved by the City Planning Commission on Sept. 12, 1963	9/16/63
R 118.64.1	1/10/64	Dolores Heights Plaza. Tentative Subdivision Map of a parcel of land fronting on the north line of Liberty St. east of Noe St. and extending northward to the south line of 20th St. This new subdivision contains ten lots.	Approved by the City Planning Commission on Jan. 23, 1964	1/27/64
R 118.64.2	2/25/64	Forest Hill Heights Record of Survey Map for a resubdivision of lots located on a previously approved subdivision located on short cul-de-sac streets radiating from Mendosa Avenue west of the southern terminus of 10th Ave.	Approved administratively on Apr. 3, 1964	4/3/64
R 118.64.3	2/26/64	Midtown Terrace. Record of Survey Map for a resubdivision of lots on the easterly side of Aquavista Way approximately 94 feet southerly from Marview Way	Approved administratively on March 6, 1964	3/6/64

Referral Number	Date Received	Description	Action Taken	Date Dispatched
R 118.64.4	4/15/64	Record of Survey Map for a resubdivision of lots on the southeasterly corner of Olmstead and University Streets.	Approved administratively on April 22, 1964	4/22/64
R 118.64.5	5/11/64	A Record of Survey Map for the resubdivision of lots on the westerly sides of 11th Ave. and Noriega Street.	Approved administratively on June 26, 1964	6/26/64
R 118.64.6	5/19/64	A Record of Survey Map for the resubdivision of lots on the north side of Lobos Street west of Caine Avenue.	Approved administratively on June 26, 1964	6/26/64
R 118.64.7	5/21/64	A Record of Survey Map for the resubdivision of lots along the Gore Corner of the westerly side of 11th Avenue and the easterly side of Ortega Street.	Approved administratively on June 18, 1964	6/18/64
R 118.64.8	6/8/64	Mira Glen Subdivision. A Tentative Subdivision Map of a hillside site west of the horseshoe curve along the southerly portion of O'Shaughnessy Boulevard.	Approved by the City Planning Commission on June 25, 1964	6/29/64

APPENDIX IV

NEW MAP PUBLICATIONS - Fiscal Year 1963-64

(Other than those appearing in reports and one-of-a-kind maps)

Workable Program Map
Downtown General Plan
Sign Ordinance Map
Market Street 1" = 50'
Height Limits Ordinance Maps (2)
Hospital Location Map
Market Street Surface Treatment Maps (4)
GNRP Base Map
South of Market Redevelopment Area Base Map
Topographic Map of San Francisco
Planning Area Base Maps (23)

SUMMARY OF ENFORCEMENT CASES
(Involving Allegation of Violation of City Planning Code):
July 1, 1963-June 30, 1964

	Cases Open at Beginning of Period	Cases Opened During Period	Total Cases Open During Period	Cases Closed During Period	Cases Open at the end of Period
CASE TOTALS	60	85	145	50	95
By Type					
Use	32	51	83	25	58
Nuisance	2	4	6	3	3
Stipulations or Conditions	1	4	5	4	1
Miscellaneous Signs	9	18	27	16	11
Illegal Billboards*	16	8	24	2	22

* Includes only those illegal billboards on which complaints were received; for discussion of city-wide program for removal of illegal billboards, see text of this report.

CASES CLOSED DURING THE PERIOD

Violation Terminated		49
After Initial Notice	32	
After Z.A. order	16	
After other City Department's order	0	
After D.A. order	0	
After Court order	1	
No Violation Found		1
Use Permitted	1	
Lawful Nonconforming Use	0	
Total		50

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES:
July 1, 1963-June 30, 1964

	TOTAL	Map Amend-ment	Condi-tional Use	Text Amend-ment	Setback Change
Action by Planning Commission					
Applications filed for Hearing during Period /1	69	23	30	10	6
Applications Pending at Beginning of Period	17	5	12	0	0
Total Times these Applications were heard by Planning Comm.	108	33	52	17	6
Approved	49	8	31	8	2
Approved in part; remainder denied or withdrawn	1	0	0	0	1
Disapproved	14	6	4	1	3
Withdrawn	6*	6*	0	0	0
Pending at end of Period	18*	10*	7	1	0
Action by Board of Supervisors on Approved Applications /2					
Pending at Beginning of Period	4	1	-	1	2
Approved /3	16	5	-	6	5
Failed of Approval	0	0	-	0	0
Pending at end of Period	7	4	-	3	0
Applications Appealed to Board of Supervisors /4	2**	0	2**	0	0
Pending at Beginning of Period	0	0	0	0	0
Planning Commission Action Sustained	2**	0	2**	0	0
Planning Commission Action Overruled	0	0	0	0	0
Pending at end of Period	0	0	0	0	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors; see /4.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map and text amendments, and setback changes.

* Includes two applications for which part of the original subject area has been withdrawn and resolution of the remaining subject area is pending.

** Includes one application for which appeal applied to only one of four conditional use sites approved by the City Planning Commission.

ZONING ADMINISTRATOR DECISIONS ON VARIANCE APPLICATIONS:
July 1, 1963 to June 30, 1964

Applications Filed	Pending at Beginning of Period	Granted	Denied	Pending at End of Period	Withdrawn
96*	14	55**	14	30	11

* An application must relate to a single parcel of land but may request one or more variations from the provisions of the City Planning Code for the lot or lots included within that parcel; the total number of variations requested in these applications is shown on the table below.

** Many variances were granted for less deviation from Code standards than was sought or were granted with conditions attached.

	VARIANCES SOUGHT & DECIDED	GRANTED	DENIED	Other Than "Less Than 10%" Variances* Granted	Other Than "Less Than 10%" Variances* Denied	"Less Than 10%" Variances* Granted	"Less Than 10%" Variances* Denied
TOTAL ALL TYPES	95	76	19	73	16	3	3
INDIVIDUAL TYPES							
Lot Area	8	6	2	6	0	0	2
Lot Width	3	3	0	1	0	2	0
Rear Yard	45	36	9	36	9	0	0
Coverage	13	11	2	11	1	0	1
Side Yard	8	8	0	8	0	0	0
Parking	11	7	4	6	4	1	0
Density	3	2	1	2	1	0	0
Setback	3	3	0	3	0	0	0
Floor Area Ratio	1	0	1	0	1	0	0

*"Less than 10% variances" are those involving a deviation of less than 10% from a numerical standard of the City Planning Code, cases for which no public hearing is required.

Decisions by the Board of Permit Appeals on appeals from variance decisions by the Zoning Administrator are summarized in ~~Table~~ IV. Appendix VIII

BOARD OF PERMIT APPEALS MATTERS:
July 1, 1963-June 30, 1964

A. Appeals From Administrative Disapproval of Permit Applications under City Planning Code.

Filed	Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
30	2	12	3	8	9

Type of Regulation Involved	Overruled	Sustained
Use	5	1
Parking	2	1
Signs	5	0
Yards	0	1
	12	3

B. Appeals From Variance Decisions of the Zoning Administrator

Filed	Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
12	2	7	5	0	2

C. Appeals From Discretionary Disapproval of Signs by City Planning Commission

Filed	Overruled	Sustained	Withdrawn	Pending
7	5	2	0	0

D. Appeals From Discretionary Disapproval of R-3 Building Permit Applications by City Planning Commission

Filed	Overruled	Sustained	Withdrawn	Pending
11	9	0	0	2

VARIANCE APPLICATIONS CONSIDERED BY ZONING ADMINISTRATOR, FISCAL 1963-1964

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ62.32	Lower Terrace, E/L North of Saturn St.	Rear Yard and Coverage	4-23-62	5-16-62	1		
VZ62.38	1890 Page St., N/E corner Shrader St.	Rear Yard	5- 2-62	5-23-62	1	7- 3-63	Granted
VZ62.78	1311 Quesada Ave., W/L 100' N. of Ingalls St.	Parking	10-22-62	11-14-62			
VZ62.87	475 Filbert St., S/L 97.5' East of Grant Ave.	Lot Area, Rear Yard, Coverage	11-13-62	12-12-62	1	7- 5-63	Withdrawn
VZ63.9	Bay & Leavenworth Sts.	Coverage and Rear Yard	1-24-63	2-13-63	1	7-16-63	Granted Conditions
VZ(s)63.24	2228 Clay St., N/E corner Buchanan St.	Density	4-19-63	5-15-63	1	9-30-63	Denied
VZ63.26	552 Roosevelt Way	Parking	4-24-63	5-15-63	1	7- 5-63	Denied
VZ63.33	818 Steiner St., E/L 82.5' S. of Fulton St.	Parking	5-21-63	6-12-63	1	7-20-63	Withdrawn
VZ63.34	Manchester St., E/L 150' S. of Stoneman St.	Rear Yard	5-24-63	6-12-63	1	7- 1-63	Granted
VZ63.35	1021 Broadway, S/L 83'6" W. of Taylor St.	Coverage Rear Yard	6- 4-63	6-26-63	1	8-30-63	Granted in Part
VZ63.36	271 Cresta Vista, W/L 250' S. of Lulu Alley	Side Yard	6-14-63	7-10-63	1	7-23-63	Granted
VZ(s)63.37	176-178 & 180 Carl St., N/L 150'4" E.of Stanyan St.	Lot Width	6- 7-63	No Hearing		7- 2-63	Granted

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ63.38	Woodside Ave., N/L 103.2' W. of Youth Guidance	Rear Yard Parking	6-19-63	7-10-63	1	8- 9-63	Granted Conditions
VZ63.39	Golden Gateway Redevelopment Project	Parking	6-19-63	7-10-63	1	5-20-64	Withdrawn
VZ63.40	750 Jackson St., N/L Jackson St. 171'10½" W. of Stockton St.	Rear Yard	6-19-63	7-10-63	1	8- 5-63	Granted
VZ63.41	3047 Divisadero St., W/L 57.5' S. of Greenwich St.	Rear Yard	7-16-63	8-14-63	2		
VZ63.42	612-616 Broadway, N/L 47.583' W. of Grant Ave.	Rear Yard	7-16-63	8-14-63	1	9-11-63	Granted
VZ63.43	949 Elizabeth St., S/L 280' E. of Grandview Ave.	Rear Yard	7-17-63	8-14-63	2	10-22-63	Granted
VZ63.44	907 Mendell St., E/L 38' S. of Jerrold Ave.	Density	7-19-63	8-14-63	1	9-10-63	Granted Conditions
VZ63.45	Trumbull St., W/L at Alemany Blvd.	Lot Area	7-24-63	8-14-63	2	9-24-63	Granted
VZ63.46	Pacheco St., N/L approx. 50' E. of 15th Ave.	Rear Yard	7-24-63	8-14-63	1	1-15-64	Granted Conditions
VZ63.47	N/W Line Gaven St., 578.5' SW of Barneveld Ave.	Lot Area	7-25-63	8-14-63			
VZ63.48	429 Bush St., S/L 143' W. of Kearny St.	Coverage Rear Yard	7-25-63	8-14-63	1	8-30-63	Granted Conditions
VZ63.49 (s)	Geary Blvd., N/L between Stein and Avery Sts.	Parking	8- 7-63	No Hearing		8-29-63	Granted Conditions

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ63.50	Morningside Dr., E/L 393' S. of Ocean Ave.	Rear Yard	8-20-63	9-11-63	1	9-16-63	Granted
VZ63.51	Vandewater St., N/W corner of Powell St.	Rear Yard	8-21-63				
VZ63.52 (s)	30 Hiliritas Ave., N/W corner of Diamond St.	Lot Area	8-22-63	No Hearing		11-21-63	Denied
VZ63.53	391 Filbert St., S/E corner of Kearny St.	Rear Yard and Coverage	8-28-63	9-25-63	2	9-16-63	Granted
VZ63.54	Alemany Blvd., S/L 85' W. of Trumbull St.	Rear Yard	8-28-63	9-25-63	1	10- 7-63	Granted Conditions
VZ63.55 (s)	Clifford Terr., S/L 38.75' E. of Ashbury St.	Density	8-30-63	No Hearing		9-25-63	Granted
VZ63.56	2460-68 Broadway, N/L 120' E. of Pierce St.	Lot Width and Setback	9- 3-63	9-25-63	1	11-22-63	Granted
VZ63.57	239 Magellan Ave.,SE/L 382' NE of Pacheco St.	Rear Yard and Side Yard	9- 3-63	9-25-63	1	1-10-64	Granted
VZ63.58	101-119 Shotwell St.,S/E corner 15th St.	Lot Area	9- 4-63	9-25-63	1	5- 1-64	Withdrawn
VZ63.59	Shore View Ave., N/L 207.85' E. of 38th Ave.	Rear Yard Side Yard	9-20-63	10-16-63	1	10-28-63	Granted
VZ63.60	2465 Pacific Ave., S/L 137.8' E. of Steiner St.	Rear Yard	9-20-63	10-16-63	1	10-14-63	Withdrawn
VZ63.61 (s)	Niagara Ave., N/L 103' W. of Mission St.	Coverage	9-23-63	No Hearing		11-21-63	Denied

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ63.62	483 Buena Vista, S/L 90'E. of Upper Terr. with addtl. front on Roosevelt Way	Lot Area Density Rear Yard	9-26-63	10-16-63	2	12-26-63	Granted
VZ63.63	2471 Mission St., E/L 135' N. of 21st St.	Parking	10- 1-63	10-16-63	1	11-21-63	Granted
VZ63.64	2176 9th Ave., E/L 100' N. of Mesa Ave.	Setback and Side Yard	10- 2-63	11-13-63	1	11-21-63	Granted
VZ63.65	2821 Vallejo St., S/L 87.5' W. of Broderick St.	Rear Yard	10- 5-63	11-13-63	1	11-21-63	Denied
VZ63.66 (s)	401 Myra Way, N/L E. of Mt. Davidson Park	Lot Area	10- 9-63	11-13-63	1	12-26-63	Denied
VZ63.67	50 Lopez Ave., W/L S. of Sotelo Ave.	Setback	10-23-63	11-13-63	1	5- 1-64	Withdrawn
VZ63.68	1419-1421 Howard St., S/L 250' W. of 10th St.	Parking	10-23-63	11-13-63	1	1-28-64	Granted
VZ63.69	195-199 Farallones St., S/E corner of Capitol Ave.	Parking	10-23-63	11-13-63	1	12- 2-63	Withdrawn
VZ63.70	3840 18th St., N/L 235' W. of Church St.	Coverage	10-28-63	11-13-63	2	1- 7-64	Granted
VZ63.71	2306 Leavenworth St.	Rear Yard Coverage	10-29-63	12- 4-63	1	12-10-63	Granted
VZ63.72	706-710 Sacramento St.	Rear Yard Coverage	11- 1-63	12- 4-63	1	12- 9-63	Granted
VZ63.73	Edgehill Way, E/L 500' S. of Idora St.	Side Yard	11-12-63	12- 4-63	1	12-26-63	Granted

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ63.74	San Buenaventura Way, W/L 100' S. of St. Francis Blvd.	Rear Yard	11-12-63	12- 4-63	1	12-17-63	Granted
VZ63.75	1136 Guerrero St., W/L 180' S. of 23rd St.	Parking	11-13-63	12- 4-63	1	12-17-63	Denied
VZ63.76	Congo St., 110' E. of Martha St.	Lot Area	11-13-63	12- 4-63	1		
VZ63.77	108-110 Culebra Terr. N/E corner of Chestnut St.	Rear Yard	11-13-63	12- 4-63	1	5-22-64	Withdrawn
VZ63.78	1421-41 Broderick St. W/L 100' N. of Geary St.	Rear Yard	11-13-63	12- 4-63	1	1- 6-64	Granted
VZ63.79 (s)	Alemany Blvd., S/W Corner of Leo St.	Rear Yard	11-15-63	No Hearing		1-23-64	Granted Modifications
VZ63.80	899 Guerrero St., N/E Corner of 21st St.	Rear Yard	11-18-63			12-12-63	Withdrawn
VZ63.81	1010-1014 Montgomery St., N/E Corner of Broadway	Rear Yard	11-22-63	12-18-63	1	2- 6-64	Granted
VZ63.82	70 Marcela Ave., N/W 120' N/E Pacheco St.	Rear Yard	11-22-63	12-18-63	1	1-20-64	Granted
VZ63.83	222 Clipper St., N/L 122'2½" W. of Sanchez St.	Rear Yard	11-27-63	12-18-63	1	1-21-64	Denied
VZ63.84	3600 Lawton St., N/W Corner of 42nd Ave.	Rear Yard	11-26-63	12-18-63	1	1-10-64	Granted
VZ64.1	1200 45th Ave.	Rear Yard	12-10-63	1- 8-64	1		

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ64.2	2675 Greenwich St.	Rear Yard Coverage	12-10-63	1-15-64	1	4-20-64	Withdrawn
VZ64.3	N/S of Clipper St., E. of Fountain St.	Rear Yard	12-18-63	1-15-64	1	4- 6-64	Granted
VZ64.4	148 Varennes St.	Rear Yard	12-19-63	1- 8-64	1	1-27-64	Granted
VZ64.5	294-296-298 Union St.	Rear Yard	12-19-63	1- 8-64	2	4-23-64	Denied
VZ64.6	679 Pine St.	Rear Yard	12-19-63	1-15-64	1	2- 4-64	Granted
VZ64.7	25th Ave. approx. 50' S. of Ocean Ave.	Lot Area	12-19-63	1-15-64	1	6-29-64	Withdrawn
VZ64.8	307 Filbert St. and 100 Alta St.	Rear Yard	12-19-63	1-15-64	2	6-30-64	Granted/Cond. Denied in part.
VZ64.9	806 Clay St.	Rear Yard	12-20-63	1- 8-64	1	1-15-64	Granted
VZ64.10	912 Grant Ave.	Rear Yard	12-20-63	1- 8-64	1	1-20-64	Granted Conditions
VZ64.11 (s)	Church St. N. of Hill St.	Coverage	12-30-63	No Hearing		5- 8-64	Withdrawn
VZ64.12	15 Italy St.	Parking	12-30-63	1-29-64	1	5-14-64	Denied
VZ64.13	825 Van Ness Ave.	Parking	1-10-64	1-29-64	1	4-10-64	Denied
VZ64.14	632 Commercial St., N/L 147' W. of Montgomery St.	Rear Yard	1-24-64	2-26-64	1	5- 2-64	Granted
VZ64.15	O'Farrell, Gough, Ellis, and Franklin Sts.	Parking	1-24-64	2-19-64	1	2-28-64	Granted Conditions

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ64.16	1900 11th Ave.	Coverage	1-29-64	2-26-64	1		
VZ64.17	485 Buena Vista Ave.	Lot Area	1-29-64	2-19-64	1	2-25-64	Granted
VZ64.18	Portola Dr., W/L 380' N. of Burnett St.	Lot Area	1-29-64	2-26-64	1	6- 8-64	Granted Conditions
VZ64.19	2435-55 & 2463-77 Sacramento St.	Parking	1-29-64	2-19-64	1	3-13-64	Granted
VZ64.20	Adjoining 3000 25th Ave.	Lot Width and Lot Area	1-29-64	2-19-64	1	6-16-64	Granted
VZ64.21	1581 Masonic Ave.	Rear Yard	1-29-64	2-26-64	1	5-10-64	Granted
VZ64.22	529-533 Vallejo St.	Rear Yard and Coverage	1-29-64	2-19-64	1	4- 6-64	Granted
VZ64.23	265 So. Hill Blvd.	Coverage	1-29-64	2-26-64	1		
VZ64.24	Josiah St., NW/L 300' NE of Lake St.	Density	2-18-64	3-11-64	1		
VZ64.25	2104 Broadway	Parking	2-19-64	3-11-64	1	4-24-64	Denied
VZ64.26	591 44th Ave., W/L 25' N. of Anza St.	Rear Yard	3- 3-64	3-25-64	1	6- 3-64	Granted
VZ64.27	1400 Block Rhode Island	Parking	3- 4-64	3-25-64	2		
VZ64.28	1901 Pacific Ave., S/W corner of Gough St.	Rear Yard	3- 4-64	3-25-64	2	6-30-64	Granted
VZ64.29	Gladstone Dr., S/E corner of Cambridge St.	Rear Yard	3- 6-64	6- 3-64	1		

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ64.30 (s)	Collingwood St., E/L 199.5' N. of 21st St.	Lot Area	3- 9-64	4-22-64	3		
VZ64.31	170 Palo Alto Ave., N/L 197.765' E. of Glenbrook	Side Yard	3- 9-64	4-22-64	2	6- 8-64	Granted
VZ64.32	Filbert St., N/L 160' E. of Scott St.	Density	3-16-64	6- 3-64	2	6-26-64	Denied
VZ64.33	Pacific Ave., N/S 160½' W. of Taylor St.	Lot Area	3-17-64	6- 3-64	2	6-26-64	Granted
VZ64.34	Quesada St., SW/L 150' N/W of Keith St.	Lot Area	3-31-64				
VZ64.35	3003 Jackson St., S/L 25' W. of Baker St.	Rear Yard	3-31-64	6- 3-64	1	6-16-64	Granted
VZ64.36	63 Randall St., S/W corner of Arlington St.	Rear Yard	4- 2-64	6-10-64	1		
VZ64.37	518 Dewey Blvd., S/L 150' W. of Pacheco St.	Side Yard	4-14-64	6- 3-64	1	6-11-64	Withdrawn
VZ64.38	Middle St., E/S 137½' S. of California St.	Lot Area	4-15-64				
VZ64.39 (s)	Amber Dr., S/L opposite intersection of Amethyst Way	Rear Yard	4-16-64				
VZ64.40 (s)	Gateview Court, North End of Court	Rear Yard	4-16-64				
VZ64.41 (s)	West Somerset St., 70' S. of Campbell Ave.	Lot Width	4-29-64				

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ64.42	Golden Gateway	Parking	5- 4-64	5-20-64			
VZ64.43	St. Germain, S/S 250' E. of Broderick St.	Rear Yard and Side Yard	5- 7-64	6-10-64	1	6-26-64	Granted
VZ64.44 (s)	Broadway, N/S 58' E. of Broderick St.	Lot Area	5-25-64				
VZ64.45 (s)	114 27th Ave., E/S of 27th Ave., 70' S. of El Camino del Mar	Lot Area	5-25-64				
VZ64.46	2640 Greenwich St., N/L 150' W. of Divisadero St.	Rear Yard	6- 1-64	6-24-64	1	6-30-64	Granted
VZ64.47 (s)	DeLong & Flournoy Sts. S/E corner	Lot Area	6- 1-64				
VZ64.48 (s)	Oakdale Ave., N/E Line 225' N/W of Newhall St.	Lot Area	6- 3-64	6-24-64	1		
VZ64.49	1220 20th St., N/L 70' W. of Pennsylvania Ave.	Rear Yard	6- 3-64	6-24-64	2		
VZ64.50	1750 Vallejo St., N/L 158'10" W. of Franklin St.	F.A.R. and Rear Yard	6- 3-64	6-24-64	2	6-30-64	Denied
VZ64.51	Newcomb and Newhall, N/E corner	Parking	6-17-64				
VZ64.52	601 Belvedere, S/W corner of 17th St.	Rear Yard	6-22-64				

CONDITIONAL USE APPLICATIONS CONSIDERED BY CITY PLANNING COMMISSION, FISCAL 1963-1964

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU60.21	Clement St., N/L 82.5 ft. E of 25th Ave.	Modify Stipulations (Laundry)	10-25-60	12- 1-60	1	1- 2-64	Approved
CU63.13	Diamond Heights Redevelopment Area (Moderate Priced Housing)	Planned Unit Development; R-1	4-17-63	5-16-63	1	1-30-64	Approved
CU63.14	California St.; N/W Corner of Maple St.; Children's Hospital	Hospital Expansion R-3 and R-4	4-30-63	6- 6-63	2	8- 1-63	Approved
CU63.15	Girard St., E/L 175 ft. N of Felton St.	Exit Driveway from Commercial Property; R-2	5-10-63	7-11-63	2	7-25-63	Approved
CU63.16	Geary Blvd., S/E Corner of Cook St.	Automobile Sales Lot; C-2	5-14-63	7-11-63	1	7-11-63	Approved
CU63.17	Hayes St., N/L 145 ft. E of Divisadero St.	Convalescent Hospital; R-4	6- 4-63	7-11-63	1	7-11-63	Approved
CU63.18	Dolores St., N/W Corner of 29th St.	Nonconforming Use to Conditional Use (Mortuary) R-3	6- 5-63	7-11-63	2	7-25-63	Approved
CU63.19	Liberty St., N/L 205 ft. W of Sanchez St.	"Pocket Subdivision" Single-Family Dwellings; R-1	6- 5-63	7-11-63	1	7-11-63	Approved
CU63.20	Bosworth St., N/L Arlington St. to Brompton Ave.	Planned Unit Development; Cat. B; R-2 and C-2	6-11-63	7-11-63	1	7-11-63	Approved

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU63.21	Hayes St., N/L 135 ft. E of Shrader St.	Parking Lot; R-3, R-4	6-26-63	8- 1-63	1	8- 1-63	Disapproved
CU63.22	California St., N/W Corner of Cherry St.	Parking Lot and/or Garage; R-4	6-28-63	8- 1-63	1	8- 1-63	Approved
CU63.23	Eddy St., N/W Corner of Buchanan St.	Nonconforming Use to Conditional Use (Market); R-3	6-28-63	8- 1-63	1	8- 1-63	Approved
CU63.24	Lathrop Ave., S/L E of Tocoloma St.; R-1 and M-1	Quarry	7-10-63	9- 5-63	4	12- 5-63	Approved
CU63.25	Sutter St., S/L 137.5 ft. E of Broderick St.	Modify Stipulations (Dental Office Bldg) C-2	7-30-63	9- 5-63	1	9- 5-63	Approved
CU63.26	Guerrero St., S/E Corner of Duncan St.	Nonconforming Use to Conditional Use (Automobile Service Station); R-3	8-28-63	10- 3-63	1	10- 3-63	Disapproved
CU63.27	Cook St., W/L 100 ft. N of Geary Blvd.	Parking Lot; R-2	8-30-63	10- 3-63	2	10-17-63	Approved
CU63.28	Utah St., W/L 75 ft. N of 24th St.	Parking Lot; R-3	8-28-63	10- 3-63	2	10-17-63	Approved
CU63.29	San Jose Ave., E/L 87.4 ft. S of 29th St.	Access Driveway to Commercial Property; R-3	9-11-63	10- 3-63	1	10- 3-63	Approved
CU63.30	Alemany Blvd., S/L E of St. Charles Ave.	Planned Unit Development; R-2	10- 2-63	11- 7-63	2	1-30-64	Approved

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU63.31	Avalon Ave., S/W Corner of La Grande Ave.	Modify Stipulations (Parking Lot for a Market); R-1 and C-1	10- 2-63	11- 7-63	1	11- 7-63	Approved
CU63.32	Broderick St., W/L 100 ft. N of Geary Blvd.	Convalescent Hospital; R-3	10- 2-63	11- 7-63	3	12- 5-63	Approved
CU63.33	21st St., N/E Corner of Guerrero St.	Modify Stipulations (Nursing Home); R-4	10- 2-63	11- 7-63	1	11- 7-63	Approved
CU63.34	Fell St., S/W Corner of Scott St.	Nonconforming Use to Conditional Use (Automobile Service Station); R-4	10-30-63	12- 5-63	1	12- 5-63	Approved
CU64.1	14th St., N/W Corner of Noe St.; Franklin Hospital	Hospital Expansion; R-3	11-29-63	1- 2-64	1	-	-
CU64.2	Egbert St., E/L at Fitch St.	Planned Unit Development; M-1	12- 6-63	1- 2-64	1	1- 2-64	Approved
CU64.3	Hayes St., N/W Corner of Shrader St.; St. Mary's Hospital	Medical Office Bldg. for Hospital; R-5	12-30-63	2- 6-64	1	2- 6-64	Approved
CU64.4	Hyde St., S/E Corner of Pine St.; St. Francis Hospital	Hospital Expansion; R-5	1-10-64	2- 6-64	2	3-12-64	Approved
CU64.5	Haight St., N/L 42.5 ft. E of Broderick St.	Modify Stipulations (Hotel); R-3 and R-4	1-24-64	3- 5-64	1	3- 5-64	Disapproved
CU64.6	19th Ave., S/W Corner of Noriega St.	Modify Stipulations (Office Building and Automobile Parking Area)	1-29-64	3- 5-64	1	3- 5-64	Approved

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU64.7	O'Shaughnessy Blvd., W/L N of Stillings St.	Planned Unit Development; R-1	1-30-64	3- 5-64	2	3-26-64	Approved
CU64.8	24th St., N/L E of Capp St.	Automobile Sales Lot; C-2	2- 3-64	3- 5-64	1	3- 5-64	Approved
CU64.9	Geary Blvd, S/W Corner of 3rd Ave.	Automobile Sales Lot; C-2	2-27-64	4- 2-64	2	4- 9-64	Approved
CU64.10	Cancelled prior to advertising hearing ----------						
CU64.11	University of San Francisco Campus at Loyola Terrace	Dormitory for University; R-3	2-27-64	4- 2-64	2	4-16-64	Approved
CU64.12	Geary Blvd., N/E Corner of Commonwealth Ave.	Automobile Sales Lot; C-2	4-10-64	5- 7-64	1	5- 7-64	Disapproved
CU64.13	Baker St., W/L 75 ft. S of Fulton St.	Private Club Bldg. Expansion; R-3	4-28-64	6- 4-64	1	6- 4-64	Approved
CU64.14	Cancelled prior to advertising hearing ----------						
CU64.15	Franklin St., W/L 62 ft. N of Fulton St.	Abolish Stipulations; C-2	5-27-64	-	-	-	-
CU64.16	Golden Gate Ave., N/L 40 ft. E of Steiner St.	Animal Hospital; C-2	5-27-64	-	-	-	-
CU64.17	Post St., N/L 62.5 ft. W of Pierce St.	Convalescent Hospital; R-4	5-28-64	-	-	-	-
CU64.18	California St., N/L 50 ft. W of Lyon St.	Modify Stipulations (Office Bldg.); R-4	5-30-64	-	-	-	-

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU64.19	California St., N/E Corner of Spruce St. and Spruce St. E/L	Medical Office Bldg. and Parking Lot; R-4	5-30-64	-	-	-	-
CU64.20	Geary Blvd., S/E Corner of Laguna St.	Modify Stipulations (Eleemosynary Institution); R-3	6-12-64	-	-	-	-
CU64.21	Noe St., N/W Corner of 16th St.	Automobile Sales Lot; C-2	6-16-64	-	-	-	-

Case No.	Location	Reclassification Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
ZM64.1	Noe St., W/L N of 14th St. (Franklin Hospital)	R-3 to C-2	11-27-63	1- 2-64	1	-	-
ZM64.2	Gough St., N/W Corner of Green St.	C-2 and R-4 to R-3	1-24-64	3- 5-64	1	-	-
ZM64.3	10th Ave., W/L 150 ft. N of Ortega St.	R-1 to R-4	1-25-64	3- 5-64	1	3- 5-64	Disapproved
ZM64.4	Dolores Heights, NE Slope	R-3 to R-2	2-26-64	5- 7-64	3	6-18-64	Partly Withdrawn
ZM64.5	3rd Ave., W/L 100 ft. S of Geary Blvd.	R-3 to C-2	2-27-64	4- 2-64	2	4- 9-64	Approved
ZM64.6	Masonic Ave., SW Corner of Page St.	R-4 to C-2	2-28-64	6- 4-64	1	6- 4-64	Withdrawn
ZM64.7	Oakwood St., E/L 101 ft. S of 18th St.	R-2 to R-4	3- 6-64	5- 7-64	1	5- 7-64	Disapproved
ZM64.8	Ocean Ave., N/L 150 ft. E of Keystone (Homewood Terrace)	R-1-D to C-2 and R-3	3-10-64	-	-	-	-
ZM64.9	Quesada Ave., S/E Corner of Hawes St.	R-1 to M-1	3-26-64	5- 7-64	1	5- 7-64	Disapproved
ZM64.10	Cancelled prior to advertising						
ZM64.11	Powell St., N/W Corner of Vandewater St.	M-1 to C-M	4- 2-64	5- 7-64	1	5- 7-64	Approved
ZM64.12	North Point St., N/E Corner of Columbus Ave.	M-1 to C-2	4- 1-64	5- 7-64	2	5-21-64	Approved

SETBACK APPLICATIONS CONSIDERED BY CITY PLANNING COMMISSION, FISCAL 1963-1964

Case No.	Location	Change Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
S63.4	Jackson St., N/E Corner Cherry St.	Modify	10- 1-63	11- 7-63	1	11- 7-63	Approved
S63.5	Lombard St., N/L Van Ness Ave. To Franklin St.	Abolish	10-24-63	12- 5-63	1	12- 5-63	Disapproved
S63.6	Lombard St., S/L Van Ness Ave. to Franklin St.	Abolish	10-29-63	12- 5-63	1	12- 5-63	Disapproved
S64.1	Broadway, N/L Buchanan to Webster St.	Modify	1-10-64	2- 6-64	1	2- 6-64	Approved in part
S64.2	Lombard St., N/L from 87.5 ft. to 144.75 ft. E of Franklin St.	Abolish	1-29-64	3- 5-64	1	3- 5-64	Disapproved
S64.3	19th Ave., S/W Corner Noriega St.	Abolish	1-29-64	3-5-64	1	3- 5-64	Approved

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JULY 1965

ANNUAL REPORT

JULY 1, 1964/JUNE 30, 1965

SAN
FRANCISCO
DEPARTMENT OF CITY PLANNING

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF CITY PLANNING
100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

September 7, 1965

Mayor John F. Shelley
200 City Hall
San Francisco 94102
California

Dear Mayor Shelley:

In response to your request of August 5, 1965 the City Planning Commission presents this report of the activities of the Department of City Planning for the fiscal year 1964-1965.

The Commission held 58 regular and special meetings, including 17 officially advertised zoning hearings. In addition, numerous meetings were held by committees of the Commission on Planning Procedures, Zoning Regulations, the Community Renewal Program, the C-3 Zoning Study, the Northern Waterfront Plan, and Trafficways.

Very truly yours,

James S. Kearney

James S. Kearney
President
City Planning Commission

CITY and COUNTY of SAN FRANCISCO

1964 - 1965

CITY PLANNING COMMISSION

James S. Kearney	President
Mrs. Charles B. Porter	Vice President
Alvin H. Baum, Jr.	(resigned November 12, 1964)
William M. Brinton	
Ronald Pelosi	
Orris W. Willard	(appointed November 12, 1964)

Ex Officio

Thomas J. Mellon
Chief Administrative Officer
Alternate: Virgil L. Elliott
Director of Finance and Records

James K. Carr
Manager of Utilities
Alternate: William J. Dwyer
Chief Accountant
Water Department

DIRECTOR of PLANNING

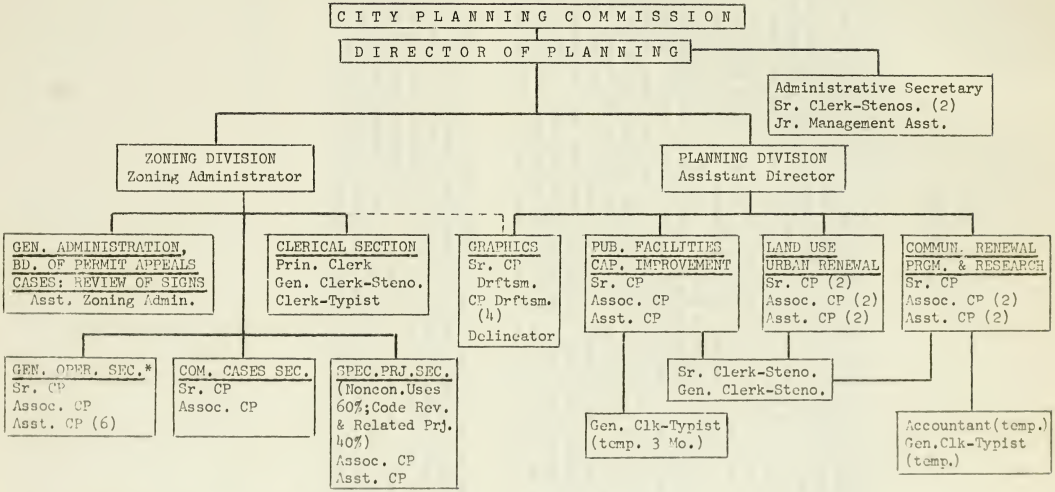
James R. McCarthy

ADMINISTRATIVE SECRETARY

Lynn E. Pio

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

ORGANIZATION CHART - 1964-1965



* Info. Services 40%, Permits 40%, Variances 10%, Enforcement 10%

INTRODUCTION

The Department of City Planning is the agency of the City and County of San Francisco that is designated by the Charter to establish and maintain the Master Plan, a comprehensive, long-term, general plan for the improvement and future development of the City as a whole (Section 116); that is designated by the Charter and the City Planning Code, a part of the municipal code, to administer and enforce the City Planning Code which governs the use of private property in the City (Section 117); that is designated by the Board of Supervisors to develop a Community Renewal Program to guide future conservation, rehabilitation, and redevelopment activities; that is designated by the Charter to develop a Capital Improvement Program for public expenditures in conformance with the Master Plan (Section 69.1); and to advise in the preparation of and approve private land subdivision and development plans, and public housing plans (Section 118); and that is charged by the State Community Redevelopment Law with the selection of areas and the development of preliminary plans for redevelopment projects, and by the Housing Code with the responsibility for selecting and recommending conservation areas for code enforcement programs. Thus, the Department is advisory to the Mayor, Board of Supervisors, and other departments on issues affecting the future development of the City, and has certain mandatory administrative responsibilities specified by the Charter, Municipal Code, and State law.

During the fiscal year 1964-65, the Department had a permanent staff of forty-five persons, supplemented by two positions established on a temporary basis to further the Community Renewal Program study. The Department was divided for administrative purposes into two basic divisions - the Planning Division, headed by the Assistant Director of Planning, and the Zoning Division, headed by the Zoning Administrator, with a Graphics Division, headed by the Senior Draftsman, and the Administrative Section, headed by the Administrative Secretary, serving the Department as a whole.

PLANNING DIVISION

The Planning Division of the Department of City Planning had a professional staff of four senior planners, five associate and five assistant planners. It was responsible for the development and maintenance of the Master Plan's five general categories: land use, transportation, public facilities, urban renewal (including the Community Renewal Program) and special studies. Master Plan referrals, submitted pursuant to Section 116.1 of the Charter, and the Capital Improvement Program, are continuing responsibilities of the Planning Division.

I. LAND USE STUDIES

REVIEW AND REVISION OF PLANNING AREA STUDIES

Among the planning areas reviewed in this program were those included in the Rapid Transit Corridor Study and those in locations considered suitable for planned area inspection programs. Population and housing statistics were revised to reflect current data, and the development plans for 20 of the 68 planning areas were restudied in the light of recent and proposed developments.

The first, and a major step in this planning area review and revision program, was accomplished between 1961-64, when the base maps for all planning areas were revised and a new land use survey was made.

USE OF LAND IN SAN FRANCISCO

A report on data compiled from this 1961-64 land use survey, and the adjusted data from a similar survey made in 1947-48, was presented to the City Planning Commission on October 30, 1964.

NORTHERN WATERFRONT STUDY

In February of 1965 an agreement was made for the joint study of the northern waterfront area by the San Francisco Port Authority and the San Francisco Department of City Planning. The Port Authority, in that month, employed Arthur D. Little, Inc. as consultants to create a long range development program for maritime and non-maritime activities for the area under its jurisdiction between Fort Mason and China Basin. The Department agreed on March 23, 1965, to utilize staff resources to analyze existing land uses and conditions of properties (utilizing findings of the Community Renewal Program property condition survey along with

other sources of data) and to list proposed future land uses which are to be explored with the consultant as to economic feasibility.

Base maps have been prepared, field surveys undertaken, and land use classified into six categories; employment data is being developed, and a questionnaire has been sent to 500 business firms in the area. Assessed valuations are being compiled. Other city departments have been requested to provide data on revenues and expenditures for particular services provided to the study area, and favorable responses have been received.

II. TRANSPORTATION

TRAFFICWAYS

At the beginning of the 1964 fiscal year the Transportation Section was involved in the final phase of the development of new design alternates for the three sections of the proposed Panhandle Freeway. These new designs, commonly known as "G-2" and "H-2" alternates, were first suggested by the staff of the Recreation and Park Department and were endorsed by the Department of Public Works.

These new alternates made extensive use of cut and cover tunnels under the Panhandle and northeasterly portion of Golden Gate Park in order to minimize the visual and physical disruptions of these two important areas.

The "L-3" design for the Park-Presidio Boulevard corridor, as developed by the State Division of Highways, was retained as the best freeway design for the section of the Panhandle Freeway through the Richmond District.

The City Planning Commission approved these two changes for the freeway through the Golden Gate Park-Panhandle areas on July 16, 1964. Subsequent to this action, the staff continued to provide members of the Board of Supervisors with various data in support of the recommended alternatives until the Board, on October 13, 1964, voted to reject the Panhandle Freeway.

At the beginning of 1965 the State Division of Highways presented to the staff for consideration a new design alternative for the northerly portion of the approved Embarcadero Southern Freeway Extension, between 6th and Howard Streets. The original freeway design for this portion of the approved route placed an elaborate ramping system at the vicinity of Third and Townsend Streets. The entire ramping system was shifted eastward toward Main and Beale Streets in order to minimize conflicts between local and freeway bound traffic.

A new on-ramp between the 4th Street overpass and the freeway was also included in the new design submitted for staff comments.

During the fall and winter of 1964, the State Division of Highways presented various designs for the proposed Golden Gate Freeway for staff comments. On March 8, 1965, many of these designs were presented to the Board of Supervisors for consideration in a technical report entitled "San Francisco Golden Gate Freeway - Interstate Highway Route 480."

The report contained various alternative designs for the Golden Gate Freeway between the Golden Gate Bridge approaches to the northern terminus of the existing Embarcadero Freeway.

Two basic routes were developed for this freeway; an inland route, referred to as "Alternative C" (East) and (West), contained only one design and a perimeter route designated as "Alternative F" (East) and (West). This latter alignment contained four design variations for The Embarcadero Section, one design for the Northern Waterfront area and three alternatives for the Marina section.

Two diagonal tunnels under Russian Hill were also developed to connect portions of the two basic alignments to produce additional route variations.

On March 25, 1965 the Board of Supervisors' joint committee on Transportation and Planning and Development held its first hearing on this matter. At this hearing the Joint Committee instructed the Department of City Planning to prepare "critique of all of the proposed alternatives as it related to trafficways, planning, environmental design, joint use of rights-of-way or air rights, urban design, amenity factors and the impact on the area of pedestrian and vehicular overcrossings."

On April 22, 1965 a report containing summary evaluations of all designs was submitted to the Joint Committee. On the same day the City Planning Commission adopted Resolution No. 5880 which recommended approval of the general route alignment identified as "F-5" and "F" alternatives for the proposed Golden Gate Freeway. The Commission also recommended initiation of a coordinated study by the Department of City Planning, the State Division of Highways and the Port Authority to refine the alignment and design of the freeway and that full consideration be given to such study to prospective changes in Port and adjacent areas which could influence or be influenced by modification of the final design.

In an endeavor to improve on the design and route location for the eastern portion of the Golden Gate Freeway the staff investigated different routes and designs ranging from elevated structures on top of the entrance portions of the piers, side-by-side depressed freeway along the base of Telegraph Hill to tunnels under the Embarcadero and various east-west streets. These studies continued into the new fiscal year.

SECOND BAY CROSSING

In the latter part of September, 1964, the Division of Bay Toll Crossings circulated a form letter which announced that the California Toll Bridge Authority would hold a public meeting on October 2, 1964 to discuss the location of a proposed Southern Crossing of San Francisco Bay. Planning staff was assigned to review all pertinent material on all Bay crossings proposed and submit recommendations to the Director for consideration.

On October 8, 1964 the Director of Planning submitted a report to the City Planning Commission and recommended highest priority be given to the construction of the next Bay crossing on the Sierra Point-Roberts Landing alignment. The City Planning Commission, after due consideration, adopted Resolution No. 5829 which incorporated these recommendations.

On October 13, 1964 the Board of Supervisors rejected Potrero Point as the western terminus for the second bay crossing. During the ensuing

months, a proposal to place the western anchorage of the second bay crossing at the India Basin area gained support.

On February 1, 1965 the Board of Supervisors officially adopted Resolution No. 61-65, which urged construction of a southern San Francisco Bay Crossing from India Basin to Southern Alameda County, and at the same time tabled a resolution which recommended construction of the next bay crossing along the Sierra Point-Roberts Landing alignment.

RAPID TRANSIT

Members of the staff continued to participate actively in the consideration of underground utilities, circulation, station design, and surface treatment for Market Street, as developed by the consultants to the Market Street Task Force. Staff members participated in all meetings of the Market Street Task Force and the Subcommittee on Traffic and Transportation.

Preliminary plans for the Bosworth Street, Ocean Avenue, 16th Street, and 24th Street stations were reviewed by the staff and its findings were presented to the Transportation Technical Committee for consideration.

ISCOTT

Meetings of the Interdepartmental Staff Committee on Traffic and Transportation (ISCOTT) were attended twice a month by a representative of the Department of City Planning. This Committee coordinated the staff efforts of five major city departments to resolve problems pertaining to traffic and transportation.

III. PUBLIC FACILITIES

PUBLIC HOUSING

Suggested criteria were developed as a basis for review of sites for the 2500 units of public housing authorized by the passage of Proposition N in November, 1964. A site at Pacific Avenue and Mason Street was approved by the City Planning Commission in December, 1964, and one at 18th Street between Church and Sanchez Streets was approved in May, 1965.

IV. URBAN RENEWAL

REDEVELOPMENT

South of Market: On October 1, 1964 the Preliminary Redevelopment Plan for Project Area D-1 was approved by the City Planning Commission. The plan shows and describes the boundaries of the project, the land use objectives and the major circulation pattern proposed for the project area.

General Neighborhood Renewal Plan: Federal funds for the Rapid Transit Corridor Study leading to a General Neighborhood Renewal Plan became available to the Redevelopment Agency on December 28, 1964. This study is designed as a joint effort of the Department of City Planning and the Redevelopment Agency. The study area encompasses those neighborhoods along the route of rapid transit lines on Market and Mission Streets which will be most immediately affected during and following the construction of the subway system. Included are Chinatown, the Mid-Downtown Residential area, Eureka Valley, the Inner Mission, East Mission and Bernal Heights.

Particular emphasis is given to citizen participation in this study. To further this end, members of the Corridor Team have participated in approximately 150 meetings of neighborhood improvement clubs, merchant organizations, or other interested citizen groups. The purpose and progress of the study have been explained, and reactions from the groups have been fed back into the study.

A sub-committee of the Interagency Committee on Urban Renewal was formed, and meets regularly to guide the progress of the study. The Corridor Study is also closely coordinated with the Community Renewal Program and with the plans of the Bay Area Rapid Transit District.

The Rapid Transit Corridor Study will lead to a General Neighborhood Renewal Plan, identifying specific problem areas and proposing a program of renewal treatment, with major emphasis on rehabilitation and conservation.

In connection with the Rapid Transit Corridor Study and with the construction of the rapid transit system, the firm of Okamoto and Liskamm were employed as consultants to the City Planning Commission to develop a general design analysis with recommendations for the improve-

ment of the appearance of Mission Street between Duboce and Randall Streets, and to prepare urban design plans for the station entrances and the vicinity of the 16th Street Rapid Transit Station and the 24th Street Rapid Transit Station, and to make special recommendations for the treatment of the street between the two stations, including proposals for open spaces, architectural and landscape features, plazas and sidewalks.

CONSERVATION

The search for an area containing approximately 900 dwellings to be designated early in 1965 a Conservation Area involved the study of some eight or ten widely scattered localities. Several neighborhood groups, including Merced Heights, Bret Harte, and Alamo Square, requested consideration of their neighborhoods for this designation. Other areas studied for this program were North of the Panhandle, Outer Richmond, Sunnyside, Duboce, and Haight-Ashbury. A Conservation Area is a basically sound residential area of older buildings where there are, however, clear signs that a program of repair and correction of building deficiencies must be undertaken to prevent deterioration and to forestall the decline of property values and living conditions in the neighborhood. In May of 1965, on the recommendation of the Director of Planning, the Chief Administrative Officer designated the Buena Vista Heights Conservation Area, which is the tenth such area to be established under this program.

COMMUNITY RENEWAL PROGRAM

This project, initiated in February, 1963, with a two-thirds Federal grant from the Housing and Home Finance Agency, continued throughout Fiscal Year 1964-65, with work having been done by the consultant firm of Arthur D. Little, Inc., as well as by the members of the staff of the Department of City Planning.

A considerable portion of the consultant's work was completed with the submission of a preliminary "Discussion and Review" draft of the final CRP report on April 8, 1965, although work has continued on review and editing of the CRP report, completion of CRP technical papers and monographs, completion of work involved in final "tuning" of the operations of the CRP

Simulation Programming Model, and completion of the work involved in providing detailed directions for the operation of the on-going CRP data system and model. Amended completion date for the CRP has now been set at September 30, 1965.

Work of the CRP Consultant

Phase I, Research Design had been completed during Fiscal Year 1963-64, and a bibliography of all data sources related to the CRP, entitled "CRP Data Abstracts" was published by the Department from copy provided by the consultant during the current fiscal year and made available for distribution.

Phase II, Data Collection and Special Studies was expanded by a contract amendment signed in July of 1964 adding $68,000 to the consultant's contract, in order that the following work in addition to that contained in the original contract could be undertaken:

(a) A study of personnel needs for consolidation of code enforcement as a supplement to the Organization and Administration Study;

(b) A study of needed reorganization of the Mayor's Office to meet the needs of a Development Coordinator, as a supplement to the Organization and Administration Survey.

The Organization and Administration Survey supplements were concluded in August of 1964, and proposals contained therein were discussed by subcommittees of the Citizens Advisory Committee for the Community Renewal Program as well as by the committee itself, with basic recommendations being endorsed.

(c) A survey of the condition of industrial and commercial properties in the city as a guide to renewal programming (including analysis of existing employment and economic potential);

(d) An analysis of the costs of rehabilitation of residential structures versus new construction as a factor in renewal programming.

The commercial and industrial property condition study field survey was concluded in the fall of 1964, and an analysis of employment location data was concluded in 1964.

In August of 1964 the contract with the consultant was amended a second time to add a $25,000 "Renewal Impact Study" to Phase II.

This study was commenced in August, to identify social and psychological factors, as well as neighborhood organizational forces, which exist within various communities of the City and affect the effectiveness of various types of renewal activities. This was a pilot study to test concepts and procedures for a similar city-wide survey to be undertaken at a later date. Three areas were chosen for intensive analysis - the Haight-Ashbury, the Inner Richmond, and the Mission districts. Although professional interviewers were used, they were supplemented by the use of "observer-participants" - volunteers from the Citizens Advisory Committee - and by data from questionnaires distributed to Committee members. The final report of this project is scheduled to be presented in September of 1965.

Phase III, Design and Construction of the CRP Programming Simulation Model. This was completed in April of 1964.

Phase IV, Programming Urban Renewal Action. This was a major element of the 1964-65 work program. Special computer tapes containing San Francisco census Enumeration District cross-tabulation data were obtained under special arrangement with the Bureau of the Census, and computer analyses were made of them on a large research computer of the University of California. Because of a number of delays beyond the control of the consultant, an extension of time was approved by the City Planning Commission and the HHFA in February of 1965, establishing May 1 as the time for completion of Phase II, Phase IV and Phase V, and August 1 as the time for completion of Phase VI.

Phase V, Preparation of Final Report. A draft of the final CRP report was presented to the City Planning Commission on April 8 for "Discussion and Review". Subsequent presentations were made by the consultant, with participation by Department staff members, to the Citizens Advisory Committee, the city's Interagency Committee for Urban Renewal and various neighborhood groups during April, May and June.

Phase VI, Presentation of Final Report. Incorporating many suggestions received by the consultant from city officials and citizen and neighborhood groups during Phase VI, the revised report and final printing will occur during Phase VI, after the consultant has completed the report presentation phase. An additional extension of time to September 30, 1965, was granted by the City Planning Commission and by the HHFA to accomplish the revision of the final report, as well as to allow for an orderly presentation of technical reports and transfer of background data and study materials to the Department of City Planning. Thus, presentation of the revised final CRP report is expected on or about September 30.

Work of the Staff of the Department of City Planning

During the Fiscal Year, members of the staff of the Department of City Planning contributed the following efforts to the CRP project:

(1) General project management, including liaison, fiscal controls, development of contract amendments, provision of information to the public, progress reports to HHFA and other "housekeeping" functions;

(2) Training by several staff members in data processing techniques preparatory to working on the CRP model;

(3) Theoretical research on models, operations research and systems methodology relative to possible future expansion of the model for non-residential simulation;

(4) Assistance in analysis of model runs;

(5) Assistance in computations and preparation of text of the "San Francisco Fact Book", and complete development of charts and illustrative material for this information report;

(6) Assistance in developing boundaries of small statistical areas for renewal programming for the census cross-tabulations and as elements in the CRP model; mapping of these areas, census tracts, etc.

(7) Provision of city land use data for renewal programming activities, as well as data on building heights for building intensity computations;

(8) Analysis of the condition of the city's Capital Improvement Program and community facilities, neighborhood by neighborhood, and provision of C.I.P. scheduling alternatives for renewal programming;

(9) Provision of analyses on downtown office space density patterns, and assistance on industrial migration and reassessment practices studies;

(10) Analysis of population forecast methodology and of middle-income housing potential as relating to the census cross-tabulation print-outs.

Regional Coordination of the CRP

The staffs of the consultant and of the Department actively participated in a committee of the Association of Bay Area Governments (ABAG) known as the Bay Area Automated Information Systems Survey Committee in which data processing coordination between the CRP, the Bay Area Transportation Study (BATS), the Bay Area Simulation Study of U.C. and ABAG, and other data projects of Oakland, Santa Clara County, the State Department of Public Health and the ABAG Regional Plan Survey were explored.

Specific CRP data and material has been provided to the ABAG and BATS projects, as well as to the Northern California Transit Demonstration Project. Employment and land use data will also be provided to the BASS study.

V. SPECIAL PROJECTS

CHINATOWN INTERIM HEIGHT LIMITS

In answer to a request from a committee of the Board of Supervisors, the City Planning Commission, in May of 1964, appointed a Chinatown Technical Advisory Committee composed of 17 architects of Chinese ancestry to help the staff develop interim controls to protect the unique character of Chinatown from distruction by the intrusion of high-rise buildings into the area.

After months of effort, the Committee came to the conclusion that regulations were necessary and recommended imposition of interim height and bulk controls on new buildings based on the width of abutting streets. These recommendations were presented to the City Planning Commission on October 15, 1964.

On November 23, 1965, the Director of Planning presented to the City Planning Commission his endorsement of the height and bulk controls proposed by the Chinatown Technical Advisory Committee with a few minor modifications.

On December 10, 1965, the City Planning Commission adopted Resolution No. 5845 which approved the imposition of interim height and bulk controls for the Chinatown area and forwarded the matter to the Board of Supervisors for action.

The Planning and Development Committee of the Board of Supervisors conducted two hearings on this interim height limits proposal. It also heard a proposal to obtain federal funds through the General Neighborhood Renewal Program to make a more definitive study of the whole height limit problem.

On June 29, 1965, the Committee finally decided to incorporate the height limits question for Chinatown as an integral part of the C-3 Study.

REGIONAL PLANNING

A Senior City Planner of this division acted as alternative for the Director of Planning on the following committees relating to regional planning: the Technical Advisory Subcommittee of ABAG (Association of Bay Area Governments), a subcommittee of the ABAG Regional Planning Committee which advises on the Regional Planning Program being undertaken with Federal assistance under Section 701 of the Housing Act; (2) the Peninsula Highway Design Committee (San Francisco, San Mateo County, Santa Clara County); (3) the Airport Planning Technical Committee; (4) the Planning Directors Committee of the Bay Area Council.

CENSUS ANALYSIS

Considerable staff time was absorbed in providing census information upon request and answering correspondence on this subject. General reprints of Census Information Brochures were made to meet continuing requests.

JUNIOR LEAGUE OF SAN FRANCISCO, INC., HISTORICAL SITE PROJECT

The Director of Planning, who is one of the Community Consultants to the Junior League on their Historical Site Project, and several members of the staff have aided and advised in this project. All existing buildings in San Francisco erected prior to 1920 were considered in the course of this project and many hundreds have been catalogued. The final publication, which is presently scheduled for the spring of 1966, will include descriptions and photographs of buildings selected for their historic, architectural, or artistic value. The files of this project will be made permanently available for future reference.

BAYVIEW HILL

A program to modify grading plans in the quarrying of Bayview Hill was prepared to reduce the sharp "hogback" which would result if excavations currently under way for fills for the scavengers were to meet the steep terraced cuts of the street easement. The grading plan proposed was submitted to and approved by the City Engineer, and had been developed in consultation with the engineers for the quarry interests. This was also checked with the Recreation & Park Department and was approved by Resolution #5089 of the City Planning Commission on May 27 (as a modification of CU62.40). It will be the subject of a joint study by this Department and the Recreation and Park Department.

VI. REFERRALS and CAPITAL IMPROVEMENT PROGRAM

REFERRALS

During the fiscal year, 95 Master Plan referrals were acted upon, 48 by the City Planning Commission, and 47 administratively. Of the total, 44 were found to be in conformity with the Master Plan, 43 did not affect the Master Plan, and 8 were in conflict or not in conformity. Seven referrals were still pending at the end of the fiscal year. Referrals considered by the City Planning Commission chiefly concerned street vacations (16), sidewalk widths (9), and the acquisition, sale or lease of property (9). The majority of referrals treated administratively were revocable permits (33).

SUBDIVISION REFERRALS

Pursuant to Section 118 of the Charter, the Director of Public Works forwarded to the City Planning Commission, for review and report, four new subdivisions and four proposals for

resubdivisions. Each request was evaluated by the staff and recommendations were submitted either for Commission action or for administrative decision by the Director of Planning.

CAPITAL IMPROVEMENT PROGRAM

The interim capital improvement program report for the budget year 1965-66 and the subsequent five-year period was submitted in January 1965 to City officers, boards, and commissions. After technical review, described below, and passage of the annual appropriation ordinance, the final report was distributed in August, 1965, as the seventeenth annual capital improvement program report. Public and private agencies throughout the nation and in Canada have requested copies of each successive report.

The Director of Planning serves as one of the six members of the Budget Priority Committee. During February and March, 1965, this inter-agency committee reviewed departmental schedules and assigned priority ratings to projects for the budget year 1965-66 under the project categories of capital improvements, replacement and reconstruction, or maintenance and repair. The ratings recommended by the Budget Priority Committee for capital improvements and for replacement and reconstruction projects were incorporated into the seventeenth annual capital improvement program report.

The Capital Improvement Advisory Committee, with the same membership as the Budget Priority Committee, reviewed the capital improvement program at weekly meetings from March to June, 1965, to prepare a continuing, long-range, coordinated plan for financing future programs. Chief among the programs reviewed were the proposed bond issues for expanding the War Memorial to accommodate a complex of cultural facilities at the Civic Center and for constructing additional medical facilities at San Francisco General Hospital.

To facilitate review by the Capital Improvement Advisory Committee, the Department of City Planning prepared a summary of project data covering the period 1965 through 1975 for consideration as possible bond issue proposals. The cost estimates for these projects were extracted from schedules submitted by the various departments.

VII. PUBLIC INFORMATION SERVICE

A considerable amount of time was spent by the Director and members of the department's staff promoting public interest in the affairs of the planning department, clarifying matters for individuals and organizations, and assisting local property owners.

Staff members served on committees of various local and regional organizations, representing Commission policy and the professional planning point of view. Assistance was given to numerous civic and neighborhood associations throughout the City. Students frequently visited the offices of the department; staff members occasionally accepted invitations to classrooms to discuss current projects and general policies of the department. Foreign visitors (planners, architects, city officials), anxious to become familiarized with local planning problems and techniques, were frequent guests of the department. As in the past, two interns from the Coro Foundation were assigned to the department for a six-week study period.

The Assistant Director of Planning attended the American Institute of Planners' Conference in Newark, New Jersey; and, with the Chairman of the Commission, he also attended the American Society of Planning Officials Conference in Toronto.

VIII. GRAPHICS SECTION

The Graphics Division, consisting of four City Planning Draftsmen supervised by one Senior City Planning Draftsman, is responsible for the maps and general drafting for the department. During the year, in addition to the maps, plans, charts and other exhibits which are component parts of all the studies listed above, a number of special maps were prepared as described in Appendix IV.

Continuing revision of the Official Zoning Maps and supervision of their reproduction is done by the Graphics Division for the Clerk of the Board of Supervisors.

ZONING DIVISION

The Zoning Division of the Department of City Planning, headed by the Zoning Administrator, is assigned primary responsibility under the Charter for the City's zoning activities: (1) administration and enforcement of the City Planning Code, (2) the granting of variances, (3) the study and processing of zoning applications filed for consideration by the City Planning Commission and Board of Supervisors, and (4) the conduct of code revision studies.

The permanent staff of the Zoning Division during the fiscal year 1964-65 was stabilized at fourteen technicians and three clerks; this reflected the conversion to permanent status of three technical positions which had previously been temporary in nature and the return of one Assistant Planner position to the Planning Division at the beginning of the year. Although there was some turnover at the Assistant Planner level, all technical positions were capably filled at the end of the year.

ZONING INFORMATION

One of the most vital functions of the Zoning Division is the continual provision of zoning information and assistance to the general public. The substantial amount of staff time spent on this function is more than justified by its value in expediting subsequent applications and avoiding undue complications. Furthermore, and equally important, the effectiveness with which it is performed plays a large part in shaping the attitude of the public toward zoning and planning generally in San Francisco.

Careful analysis of the problems presented by property owners and builders is imperative, and a large flow of inquiries, in person, by telephone, and by letter, occurs constantly. The total volume of inquiries was similar to that in other recent years, and the time of three technicians was assigned to this function, which is shared by most staff members on a rotation basis.

REVIEW OF APPLICATIONS FOR PERMITS

Review of the broad range of permit applications, to ascertain conformity to the Planning Code, continued to be the largest and most complex function of the Zoning Division. Applications processed ranged from enlargements of homes in single-family residential districts to a 43-story office building to be erected in the C-3 (Central Business) District. The time of three technicians was necessary for this function during the year, a reduction from the four men previously needed because of the reduced amount of low-rise apartment construction, after the R-3 rush of the preceding year, as well as because of the increasing proficiency and experience of the new personnel that have joined the Zoning Division since 1960.

The permit applications reviewed during the fiscal year are summarized below, together with data on those for which disapproval was required under the Planning Code:

A. Building Permit Applications

	Reviewed	Disapproved
Building permit applications other than for legalization or signs	4,092	36
Legalization applications (Number of dwelling units)	740 (910)	15
Sign applications	1,322	37
Total Bldg. Permit Applications	6,154	88

B. Miscellaneous Permit Applications Referred From Other Departments

Fire	106	0
Police	213	7
Public Health	109	5
Public Welfare	32	1
Public Works	293	0
Total Misc. Appls.	753	13
TOTAL ALL APPLICATIONS	6,907	101

In accordance with the procedure instituted in May, 1964, building permit applications with no zoning significance are no longer referred to the Zoning Division by the Bureau of Building Inspection (Department of Public Works). The purpose of this procedure is to eliminate duplication of effort and delay in processing permit applications without adversely affecting the thoroughness or quality of review. Due to this new procedure, there has been a significant decrease in the number of building permit applications reviewed by the Zoning Divison: 6,154 applications were reviewed during the year, as compared with 14,690 during the preceding year. Although applications with no zoning significance had involved only minimal review by this Department, the new procedure has eliminated unnecessary paper work and helped to speed the processing of such applications by other departments, while at the same time making possible more efficient processing of permits for which intensive review by this Department is necessary.

In the case of applications for sign permits, certain review functions continued to be performed by the Planning Commission in addition to the administrative review by the Department which is required by the Planning Code. Such reviews occurred in certain cases under stipulations attached to past reclassifications of property and also under certain policies established by the Commission pending the adoption of uniform and objective standards in a comprehensive sign control ordinance. These latter policies call for Commission review of signs that extend above or are located on roofs of buildings, signs that exceed a height of 32 feet above ground, and certain signs adjacent to freeways, public parks and residential districts.

The year 1964-65 was the first full year in which the new standards for R-3 buildings adopted by the Board of Supervisors in May, 1964, were in effect. Due to the high volume of applications filed immediately prior to the March 16, 1964 deadline for filing under the old standards, and also to the lower maximum density and greater amenities requirements of the new standards, R-3 permit applications reviewed by the Zoning Division in 1964-65 were considerably fewer than in the preceding year. In a number of cases where applica-

tions had been previously approved by this Department under the old R-3 standards, the applicants either have not yet secured building permits or have not yet commenced construction. In addition, permits were issued during the year for "old R-3" type buildings located on certain C-zoned lots and in R-4 and R-5 districts, where such buildings are still permitted in terms of the old R-3 or even lower standards. The increase in construction of such low-rise apartments in R-4 districts, in particular, has served to balance partially the reduction in new applications for properties in R-3 districts.

ENFORCEMENT

A sound enforcement program in Planning Code violation cases creates an atmosphere of respect for the Planning Code that assures willing compliance by the great majority of people. An increase in staff time devoted to this function toward the end of the year, when the time of one-and-a-half technicians became available for such work, gave promise of a more satisfactory enforcement program in the year ahead. General enforcement activity for the past year is summarized in Appendix V at the end of this report: 181 new cases were opened, which, when added to the 95 carried over from the previous year give a total of 276 open cases; of these cases, 228 were closed during the year and 48 were still open at the end of the year.

Primary attention was given to complaints of use violations, since these are felt to be the most damaging to the fabric of zoning regulation. In two especially time-consuming cases, consent decrees were entered in court granting injunctions against continuance of (a) an illegally expanded nonconforming laundry (M-1 status) in an R-1 district on the northeast corner of Brazil and Moscow Streets, and (b) an illegal open storage yard for wrecked automobiles (an M-2 use) in an M-1 district on Wallace Avenue in the South Basin area.

Enforcement efforts also continued to focus upon the program for the removal of illegal general advertising signs in Residential districts, a program that had been renewed in March, 1964 in order to complete a city-wide program initiated by the Planning Commission in 1952. Most of the

small sign companies removed their remaining illegal signs as soon as they were assured that the signs of all companies were now being required to come down. Efforts to remove the last 52 illegal billboards in Residential districts owned by the two large companies were being pursued through court action at the end of the year.

There were new incidents during the year demonstrating the need for an ordinance establishing procedures that would prevent illegal lot splits that take the form of a reduction of lots below the minimum legal size (Section 124 of the Planning Code) or a reduction of lot dimensions or open or other required spaces in relation to an existing building (Section 108, 109). These problems of resubdivision of existing lots have in many California cities exceeded the problems arising from the original subdivision of large open tracts, and both legislative and administrative measures appear necessary in San Francisco to prevent resubdivisions below Planning Code minimums and to inform prospective purchasers of the serious Planning Code consequences of illegal lot status.

An important positive aspect of the enforcement work of the Zoning Division takes the form of assistance to small businessmen needing to relocate when their home-grown businesses begin to expand and to exhibit offensive characteristics. In one case, a neighbor's complaint that trucks had damaged the sidewalk brought an investigation which disclosed a wholesale sales and storage activity in the basement and garage of a single-family dwelling in an R-2 district. A cooperative relationship was developed which facilitated finding a suitable new location, and the business was moved to a building which, though remodeled and convenient, had been vacant for some time.

A report entitled "Work Program for Planning Code Enforcement (Violations Cases)" was prepared in January 1965 to outline future needs and priorities for a satisfactory enforcement function. Among other matters, the report called for increasing emphasis on the follow-up of conditions and stipulations incorporated in past Planning Commission actions and on efforts to stabilize single-family areas through the prevention and elimination

of illegal second dwelling units. Requests for general review of possible illegal unit situations were received from several single-family neighborhoods during the year, and it is hoped these requests can be met in the year ahead.

AMENDMENTS TO THE CITY PLANNING CODE; SETBACK LINES; CONDITIONAL USES

Applications for amendments to the Planning Code text or zoning map, for setback changes, and for conditional uses, are considered by the Planning Commission before any action thereon by the Board of Supervisors. During the year the Commission, at its monthly hearings on such matters, had before it 87 applications-68 filed during the year and 19 carried over from the preceding year. These cases are tabulated in Appendix VI at the end of this report. The time of one-and-a-half technicians was used for staff work on these cases, and an especially heavy workload of cases were filed toward the end of the year.

The Planning Commission took final action in authorizing 29 conditional uses, the more significant of which included (a) a Planned Unit Development for residential and commercial development on the two-and-one-half block former Simmons Mattress Company property in the Northern Waterfront area, zoned M-1 but approved for reclassification to R-3.5 and C-2 by the Commission and later by the Board of Supervisors in a companion application; (b) a rebuilding and expansion of Franklin Hospital; (c) a new Student Union building and women's dormitory for the University of San Francisco; and (d) four convalescent hospitals, three in the Western Addition and one on 30th Street near Dolores. Due to the large number of applications filed for the approval of convalescent hospitals as conditional uses in residential districts, a special report was prepared on this subject in March, 1965.

As a result of applications approved by the Commission, the Board of Supervisors adopted 13 amendments to the zoning map and 4 amendments to the text of the Planning Code. In one instance, the Board overruled Commission disapproval of companion cases for reclassification from R-3 to R-4 and for a conditional use 9-story medical office building on Parnassus Avenue. Subsequently, a neighborhood association filed an application for reclassification of this site back from R-4 to R-3,

which the Planning Commission approved, but the Board disapproved this application.

Compared with many other cities, the volume of zoning map amendments in San Francisco is relatively low, and only 61 map amendments have been approved since the May 2, 1960 effective date of the current Planning Code. This record reflects both the fairly stable land use patterns of the city and a determination by the Planning Commission and the Board of Supervisors to require good reason for changing the city-wide zoning pattern established in 1960.

VARIANCES

Variances from such provisions as those relating to lot width and area, coverage, rear and side yards, height, and parking may be granted by the Zoning Administrator, on application and after public hearing, wherever he is able to make affirmative findings of fact in support of a series of five requirements that must be met if a variance is to be granted. As indicated in Appendix VII, 84 applications were filed during the year, compared with 96 in the preceding year. These applications were considered by the Zoning Administrator on a total of 20 hearing dates.

The 63 applications on which final action was taken by the Zoning Administrator during the year involved requests for 78 variances from the various provisions of the Planning Code. Fifty-six (72%) of these variance requests were granted, although many were granted only in part or with specific conditions attached. The Board of Permit Appeals granted certain additional variances in overruling denials by the Zoning Administrator in 12 cases.

Among the major variance applications of the year were several that attracted considerable public attention, including (a) a variance application from the Telegraph Hill 40-Foot Special Height District to permit an apartment building up to 54 feet high, denied by the Zoning Administrator, as a result of which the plans for the building were revised to comply with the height limit; (b) a variance application from the Northern Waterfront-North Beach Special Height District to permit a new Fisherman's Wharf restaurant to be 46 feet high, denied by the Zoning Administrator

with a similar result; and (c) a variance application for approximately 80,000 square feet of floor area in a Pacific Heights apartment building permitted only 70,000 square feet under the 4.8:1 floor area ratio applicable to its R-4 site, denied by the Zoning Administrator, granted by the Board of Permit Appeals on appeal, and pending in court at the end of the year.

During most of the year the time of half a technician was sufficient to process these applications, but toward the end of the year, due to a great increase in the number of filings, the full time of a technician was required for this function.

APPEALS TO THE BOARD OF PERMIT APPEALS

An appeal may be taken to the Board of Permit Appeals from administrative actions or from variance decisions of the Zoning Administrator. An administrative action, such as the disapproval of an application for a building permit, may be reviewed by the Board as to whether the action constituted error or abuse of discretion on the part of the Zoning Administrator. A variance decision may be reviewed as to whether the variance application does or does not meet all five of the conditions which the Charter and Planning Code specify as having to be met if a variance is to be granted.

In practice, applicants are almost always able to modify an application for a building permit in whatever way is necessary to comply with the Planning Code. As noted above in the section of this report on review of permit applications, there were only 101 disapprovals of permits of all types for Planning Code reasons in the past year, or 1.5% of the 6,907 permit applications reviewed. As shown in Appendix VIII, however, there were 35 appeals to the Board of Permit Appeals from these denials; and, during this period, the Planning Code disapproval was sustained by the Board only 9 times and overruled 15 times. The latter cases continue to raise the question whether, as specified by the Charter and Planning Code, administrative disapprovals under the Planning Code are to be overruled only for reasons of error.

Seventeen appeals were taken to the Board from decisions of the Zoning Administrator deny-

ing variances, and during the year 12 of these denials were overruled and 2 sustained by the Board. No appeals were taken to the Board from decisions of the Zoning Administrator granting variances.

A report submitted to the Planning Commission in November, 1964 outlined the increasing problem raised by decisions of the Board overruling administrative actions and variance denials by the Zoning Administrator. This report was the subject of considerable public discussion and concern during the ensuing months. These decisions of the Board continued to attract public attention throughout the year, especially with regard to two pending court cases arising from variance decisions of the Board, as well as another pending court case arising from a decision of the Board overruling an administrative disapproval of a permit application for a 15-story apartment building in an R-3 district on the northwest corner of 22nd and Missouri Streets.

The Planning Commission, in its discretionary review function, considered 17 sign applications during the year (1.3% of the 1322 sign applications reviewed by the Department during the year) and of the 8 applications disapproved by it and the 7 approved with conditions, 5 were appealed to the Board, which overruled the Commission in 3 cases and sustained it in 2 cases. In one other case of a discretionary disapproval by the Planning Commission, involving a proposed service station on the northeast corner of Geary Boulevard and Commonwealth Avenue, the Board of Permit Appeals again overruled the action of the Commission but prohibited any vehicular access to the station from Commonwealth Avenue. As a result of this case and the neighborhood interest which it aroused, the Commission established a policy of reviewing under its discretionary powers all applications for automobile-oriented open land uses in the C-2 district along the north line of Geary Boulevard between, approximately, Arguello Boulevard and Cook Street.

NONCONFORMING USE PROGRAM

Another continuous task of the Zoning Division is the administration of the provisions of the Planning Code dealing with nonconforming uses -- those uses of property which do not conform to the regulations of the zoning district in which the property is located. The nonconforming use provisions in San Francisco are similar to those in other cities. The right to continue nearly 3,000 such uses is currently subject to expiration at some definite future date under the provisions of the Planning Code, and various other categories of nonconforming uses, though not subject to expiration, are also specially regulated.

The major work in this program during the previous year was the notification of owners of all properties with uses subject to expiration, and this notification was accomplished by the required deadline of May 2, 1964. During 1964-65, the most important responsibility was the carrying out of the provisions of Section 153 of the Planning Code, under which a small number of uses were due to expire in 1965. Once the Section 153 program is fully accomplished, a substantial amount of the coming year will be devoted, hopefully with somewhat increased manpower, to establishment of a system of periodic re-inspection of all nonconforming uses in the city on a continuing basis. The time of only one technician, however, is now available for this program.

Staff study of the approximately 165 uses subject to expiration under Section 153 of the Planning Code (all those commercial and industrial uses in Residential districts in buildings with a 1960 assessment of $500 or less) resulted, in the spring of 1964, in a recommendation to the Planning Commission of certain amendments to Section 153 to extend the expiration date of some uses to 1970. These amendments, after refinement, were passed by the Board of Supervisors, resulting in an extension to 1970 of the expiration dates of 86 legal nonconforming uses. Most of these are businesses serving their immediate neighborhoods, such as grocery stores, and these neighborhood service uses, in addition, may now apply by conditional use applications, to extend their expiration dates beyond 1970. One such conditional use application was heard by the Commission in May 1965 and was denied, one ground for the denial being

for the estimation (by the Department of Public Works) of the cost of structural alterations done to buildings containing nonconforming uses, alterations that are limited by the Planning Code to half the assessed valuation of the building.

Of particular interest in the nonconforming use program is the constant reduction of the overall number of nonconforming uses through the voluntary relinquishment of many such uses by their owners. Such relinquishment occurs through continued vacancy of the building, conversion of the space to a conforming use, or removal of the building for replacement with a new building to be devoted to a conforming use. In a few other instances, the nonconforming use itself becomes conforming through rezoning, the granting of a conditional use, or through establishment of a conforming transitional use. During the year the number of nonconforming uses eliminated through all of these methods (since 1960) increased from 407 to 550. Natural attrition is currently a stronger force for elimination of nonconforming uses than is the active intervention of the Planning Code, although the setting of definite future expiration dates by the Planning Code is undoubtedly one of the factors encouraging conformity through voluntary changes of use.

CODE REVISION STUDIES

The 1960 Planning Code represented a great advance over its 1921 predecessor, but the 1960 Planning Code is in many ways geared to the needs of San Francisco in the late 1940's, from whence its basic framework dates. This appraisal has been reflected in the reports of the Zoning Division over the past five years, and in the last two years there has arisen increased public concern over the inadequacies of present zoning standards for the further development of the city.

The existing Planning Code has sufficient substance, however, to permit it to be improved step by step, without resort to the total replacement which became necessary in the case of the 1921 Code because of the passage of several decades without major revision. Code revision is and should be a continuing process, and is in fact never completed. The personnel assigned to this function during the year, however, could rarely

exceed one person, a fact which limited the number and size of Code revision projects that could be carried on.

The public interest in height limits, which had been expressed in 1964 with the adoption of permanent limits for the northeastern part of the city, continued to be strong. In October 1964 the Board of Supervisors approved special height limits recommended by the Planning Commission for the Civic Center and Jackson Square areas. Although height limits recommended for the Union Square area were not adopted, the Board requested that the Commission review all applications for buildings that would exceed the recommended limits in that area. In addition, in December of 1964 the Commission approved and sent to the Board an ordinance that would create a Chinatown Variable Special Height District, but the Planning and Development Committee of the Board subsequently requested that the question of height limits in Chinatown be held for review as part of the C-3 (Downtown) Zoning Study,

The C-3 Zoning Study will be by far the largest Code revision project undertaken since enactment of the 1960 Planning Code. This study has been given top priority by the Board of Supervisors and the Planning Commission for the coming year. The 1965-66 Budget for the Department includes one additional Zoning Division technician, who will be assigned primarily to this study, and to other code revision projects if possible.

The C-3 Zoning Study was originally given impetus by the reduction of the permissible Floor Area Ratio in the C-3 district from 20:1 to 16:1 by the Board of Supervisors early in 1964. The project gained momentum during the spring of 1965, and considerable background work was accomplished preparatory to the official start of the study. In June, $132,000 was appropriated by the Board of Supervisors for employment of a team of three consultants for this study, and final negotiations were completed on the consultants' contracts. The effective date of the three contracts and of the start of the one-year program is July 1, 1965.

The comprehensive sign ordinance, recommended by the Planning Commission to the Board of

Supervisors in December 1963, made progress slowly. Committee hearings were held in March through August, 1964; alternative proposals were introduced by two Supervisors; and at the end of the year Committee hearings were again being scheduled on all three proposals, with the prospect of early action.

A new printing of the Planning Code was completed and made available to the public, and a new summary chart prepared for public use; these have been of immeasurable assistance to the Zoning Division, particularly in its function of providing zoning information.

Planning Code amendments enabling rendering plants to be authorized as conditional uses in M-1 districts, as well as in M-2 districts as heretofore, were initiated by the Planning Commission and approved by the Board of Supervisors in June.

Considerable attention was given to the regulations applying to automobile repairs at service stations in all zoning districts. A complex relationship between the Building, Fire and Planning Codes is involved in these regulations, and the question remained pending before a Committee of the Board of Supervisors at the end of the year.

Lack of sufficient manpower delayed the programmed comprehensive reclassification of certain areas from R-3 to R-3.5, although preliminary meetings were held on this matter with real estate and business groups and neighborhood associations.

In January the Zoning Division compiled, as it had the previous year, a report entitled "A Zoning Division Work Program for Planning Code Revision and Related Projects", describing 58 work items of a code revision nature for which a definite need had been shown. Among the larger of these projects, besides the C-3 study and the R-3.5 reclassifications, are a study of off-street parking requirements throughout the city (related in part to the C-3 study) and review of the use classification system for C-1 and C-2 districts. The procedural provisions of the Planning Code have been shown by experience to require a number of refinements, some needing early attention. In addition, the Board of Supervisors has requested review of substantive provisions pertaining to the definition of "family" and to the types of laundries

permitted in Commercial districts. These specific items and those mentioned elsewhere in this annual report are, however, only a fraction of the overall Planning Code revision needs set forth in the January 1965 report.

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS: July 1, 1964 to June 30, 1965

Actual expenditures by the Department, for items other than personnel, compared with budget appropriations were as follows:

Appropriation No.	Budget	Supplemental Appropriations	Expenditures
4.119.200.000 (Contractual Services)	$20,326.00	$ 3,750.00	$20,394.21
4.119.203.000 (Use of Employees' Cars)	75.00	- 0 -	33.52
4.119.269.000 (Other Professional and Special Services)	- 0 -	152,000.00	10,000.00
4.119.300.000 (Materials and Supplies)	5,134.00	- 0 -	4,970.05
4.119.400.000 (Equipment)	2,846.00	- 0 -	2,521.87
4.119.800.000 (Membership Dues)	747.00	- 0 -	747.00
4.245.880.119 (Rents - Real Property)	- 0 -	21,120.00	- 0 -
TOTALS	$29,128.00	$176,870.00	$38,666.65

Supplemental Appropriations

1) $ 1,500.00 Approved 11/19/64
One Commissioner and one staff member to accompany Supervisor Boas and a Citizens Advisory Group on tour of various United States cities for the purpose of evaluating redevelopment plans applicable to blighted business areas in relation to the proposed South of Market Redevelopment Plan.

2) $ 20,000.00 Approved 2/19/65
Prepare an urban design for the vicinity of the 16th Street and 24th Street Rapid Transit stations on Mission Street including analysis of market potential and other related factors.

3) $ 300.00 Approved 5/28/65
Provide sufficient funds so that members of the Commission can be compensated for the remainder of the fiscal year.

4) $ 550.00 Approved 5/28/65
Provide sufficient funds in postage account to meet Department's obligation to mail legal notices.

5) $ 600.00 Approved 5/28/65
Provide sufficient funds in reproduction account to meet Department's requirement for the remainder of the fiscal year.

6) $132,000.00 Approved 6/29/65
Prepare comprehensive study of C-3 Zoning District.

7) $ 350.00 Approved 6/29/65
For additional telegraph and telephone service.

8) $21,120.00 Approved 7/2/65
Rental of additional office space.

9) $ 750.00 Approved 7/2/65
Moving expenses incurred in conjunction with rental of new office space.

Revenues from Zoning Fees

Applications for Zoning Amendments		$1,200.00
Applications for Conditional Use Authorization		2,150.00
Applications for Variances		3,950.00
	TOTAL	$7,300.00

MASTER PLAN REFERRALS PROCESSED DURING 1964-65 FISCAL YEAR

Abbreviations

CPC - Acted upon by City Planning Commission
Adm - Acted upon administratively
Dna - Does not affect the Master Plan

Referral Number	Date Received	Description	Action taken	Date
	HOUSING			
R64.108	12/17/64	Housing project for the elderly, northeast corner of Pacific Avenue and Mason Street	In conformity CPC	12/24/64
R65.27	4/7/65	Housing project for the elderly, north side of 18th Street west of Church Street	In conformity CPC	5/6/65
	LEASE OF PROPERTY			
R64.76	8/10/64	Lease of city property, northwest corner of Polk and McAllister Streets	Dna - Adm	8/17/64
R64.103	12/4/64	Interim use of lots 6, 7, 8 and 9, Block 3714, Municipal Railway turnaround, for parking lot	In conformity CPC	12/17/64
R65.4	1/8/65	Lease of third through eighth floors and one-half of basement 418-420 Jessie Street, Block 3704, Lot 6	In conformity CPC	1/28/65
R65.24	3/24/65	Lease of portion of parking lot at Candlestick Park for drive-in theatre	Taken under advisement, CPC	6/10/65
R65.32	4/29/65	Lease of Fire Department property east of Twin Peaks reservoir to United States of America	Month-to-month lease - Dna - Adm. CPC to review Army's proposal prior to renewal of 10-year lease	5/26/65
R65.35	5/6/65	Lease of portion of southeast sewage plant property, portion of Block 5252, Southwest corner Galvez Avenue and Phelps Street	Dna - Adm	5/18/65

Referral Number	Date Received	Description	Action taken	Date
	PARKING			
R64.60	5/29/64	Public parking facilities, Excelsior (Norton-Harrington) Irving (8th-9th Avenues) Geary (18th-19th Avenues)	Approval as shown on overlays CPC	7/9/64
R64.89	10/16/64	Mission district parking facility, Hoff and Rondel site, review of contract plans	In conformity Adm	10/19/64
R64.92	10/28/64	Revised plan, Claremont-Ulloa facility, West Portal District	Approved with recommendations CPC	11/12/64
R65.39	6/8/65	Extension of Fifth and Mission Garage to Fourth Street	In conformity CPC	6/10/65
	PROPERTY ACQUISITION			
R64.96	11/18/64	Purchase of property at 1680 Mission Street for Department of Public Welfare	In conformity CPC	12/3/64
R65.13	2/19/65	Acquisition of property for Center for Mentally Retarded at 22nd Street and San Bruno Avenue adjacent to San Francisco General Hospital	In conformity CPC	3/4/65
R65.41	6/16/65	Fort Miley, acquisition of surplus federal property for recreation and park purposes	In conformity CPC	6/17/65
	REVOCABLE PERMITS			
R64.62	7/2/64	Substreet basement at 663-675 Bush Street	Dna - Adm	7/3/64
R64.64	7/6/64	Use of Winter Place as automobile driveway	Not in conformity CPC	8/6/64
R64.67	7/21/64	Planter box in sidewalk, northeast corner Sacramento Street and Miller Place	Dna - Adm	7/31/64
R64.68	7/24/64	Facing material southwest corner Sacramento and Montgomery Streets	Dna - Adm	8/3/64

Referral Number	Date Received	Description	Action taken	Date
	REVOCABLE PERMITS (Continued)			
R64.69	7/24/64	Stairs in sidewalk area, 1424 Wawona Street	Dna - Adm	7/31/64
R64.75	8/13/64	Underground piping, 9th Street north of Brannan Street	Dna - Adm	9/4/64
R64.78	8/17/64	Entrance walkway and retaining wall, Chestnut Street between Larkin and Polk Streets	Dna - Adm	8/19/64
R64.80	8/17/64	513 Molino Drive, house encroaching into sidewalk	Dna - Adm	8/19/64
R64.81	8/25/64	Substreet basement, northwest corner Bush and Polk Streets	Dna - Adm	8/28/64
R64.82	8/25/64	Underground storage tanks, Evans Avenue west of Third Street	Dna - Adm	8/28/64
R64.84	9/15/64	Parking bay, east side of Polk Street between Market and Hayes Streets	Dna - Adm	9/17/64
R64.90	10/20/64	Channel Street between Seventh and Carolina Streets, occupy southerly one-half portion	Dna - Adm	10/26/64
R64.91	10/23/64	Ingerson Avenue east of Third Street at 6301 Third Street, benches, railings, flower beds, etc.	Dna - Adm	10/26/64
R64.93	11/2/64	Garbage chute and receptacle, Codman Place	Dna - Adm	11/18/64
R64.94	11/2/64	TV banker, west side of Sansome Street between California and Halleck Streets		
R64.97	11/20/64	Remove and reconstruct Southern Pacific drill tracks, Beach, Jones and Leavenworth Streets	Dna - Adm	12/10/64
R64.99	11/20/64	Bay windows and planters in sidewalk area, north side of California Street between Powell and Mason Streets	Dna - Adm	12/10/64

Referral Number	Date Received	Description	Action taken	Date
	REVOCABLE PERMITS (Continued)			
R64.100	12/2/64	Construct and maintain stairway in Davis Street, Golden Gateway	Dna - Adm	12/2/64
R64.102	12/4/64	Occupy westerly end of Truett Place for parking	Not in conformity - CPC	1/28/65
R64.104	12/11/64	Two gas lamps in sidewalk at 1810 Scott Street	Dna - Adm	12/22/64
R64.106	12/14/64	Fence and occupy portion of sidewalk area on Kansas Street south of 15th Street	Dna - Adm	12/22/64
R64.109	12/31/64	Parking bay fronting Village Super Market on 17th Avenue south of Irving Street	Dna - Adm	1/13/65
R64.110	12/31/64	Close and use Reservoir Street for parking, Safeway Store	Dna with stipulation CPC	6/17/65
R65.3	1/18/65	Utility trench and conduits across Parnassus Avenue in vicinity of Hillway Avenue	Dna - Adm	1/25/65
R65.6	1/26/65	Light standards in sidewalk, Market and Hayes Streets, for Fox Plaza	Dna - Adm	2/25/65
R65.7	1/29/65	Retaining wall under street, Halleck Street between Sansome and Leidesdorff Streets	Dna - Adm	2/2/65
R65.8	2/2/65	Spur track in Quint Street at Hudson Avenue	Dna - Adm	2/26/65
R65.10	2/8/65	Retaining wall and deck in York Street south of Alameda Street	Dna - Adm	2/26/65
R65.15	2/26/65	Underground electrical conduits for Children's Hospital parking structure, Cherry Street between California and Sacramento Streets	Dna - Adm	3/1/65
R65.19	3/2/65	Planter box at 4444 Geary Blvd.	Dna - Adm	3/12/65
R65.21	3/22/65	Parking bay on west side of 11th Avenue north of Geary Blvd.	Dna - Adm	4/14/65

Referral Number	Date Received	Description	Action taken	Date
	REVOCABLE PERMITS (Continued)			
R65.22	3/22/65	Twelve gas lamps in sidewalk, west side of Sansome Street between Chestnut and Lombard Streets	Dna - Adm	4/6/65
R65.23	3/22/65	Basements under roadway, 429 Bush Street and 513 Bush Street	Dna - Adm	4/6/65
R65.28	4/16/65	Entrance stairs and deck in Monument Way north of 17th Street	Dna - Adm	4/23/65
R65.29	4/20/65	Bay windows, canopy and stairway over city property, Clipper Street east of Fountain Street	Dna - Adm	4/23/65
R65.36	5/12/65	Basketball hoop and backboard in sidewalk area in front of 350 Lansdale Avenue.	Dna - Adm	5/14/65
R65.38	5/14/65	Fence and occupy Earl Street between Donner and Egbert Avenues	Dna - Adm	6/2/65
	SALE OF PROPERTY			
R64.24	3/25/64	Sale of school properties:		
		Warehouse, 1440 Harrison Street	In conformity CPC Rescinded, CPC	9/24/65 10/14/64
		Sunset Community Center, former Assessor's blocks 2157, 2179 and 2180, for uses permitted in P zone	In conformity CPC	1/14/65
		P. A. Hearst site, portion of Block 2370, for uses permitted in R-1 zone	In conformity CPC	1/28/65
		Ulloa Annex site, portion of Block 2387, for uses permitted in R-1 zone	In conformity CPC	1/28/65
R64.73 R64.74	8/7/64 8/12/64	Sale of 14 Department of Public Works properties surplus to Southern-Embarcadero Freeway Extension	Sale of 8 properties in conformity, 6 properties to be retained by city - CPC	2/11/65

Referral Number	Date Received	Description	Action taken	Date
	SALE OF PROPERTY (Continued)			
R65.37	5/13/65	Exchange of easterly 80 feet of Lot 16, Block 6738 for property required for widening of Bosworth Street	In conformity CPC	5/27/65
	SEWER EASEMENTS			
R64.83	9/4/64	Abandonment of portion of sewer easement, Block 2839, Lot 10	Dna - Adm	9/8/64
R65.30	4/21/65	Acceptance of sewer easement through the Presidio	Dna - Adm	4/23/65
	SIDEWALK WIDTHS			
R64.65	7/8/64	Pine Street, between Franklin Street and Presidio Avenue, narrowing sidewalks on both sides from 15 feet to 10 feet	In conformity CPC	7/23/64
R64.71	8/5/64	Change in sidewalk widths from 15 feet to 6 feet, Ripley Street between Peralta Avenue and Alabama Street	In conformity CPC	9/10/64
R64.72	8/5/64	Change in sidewalk widths from 15 feet to 6 feet, Minerva Street between Plymouth Avenue and Summit Street	In conformity CPC	8/27/64
R64.79	8/17/64	Change in sidewalk width from 15 feet to 10 feet, east side of Fillmore Street between Geary and Post Streets	In conformity CPC	9/10/64
R64.87	10/7/64	Change in sidewalk widths on Stanyan Street between Fell Street and 125 feet northerly of Fulton Street	In conformity CPC	2/25/65
R64.88	10/7/64	Change in sidewalk widths, Montgomery Street between Broadway and Pacific Avenue	In conflict CPC	10/29/64
R65.14	2/26/65	Leavenworth Street between Bush Street and California Street, change in official sidewalk widths	In conformity to change sidewalks from 15 feet to 12 feet CPC	5/13/65

Referral Number	Date Received	Description	Action taken	Date
	SIDEWALK WIDTHS (Continued)			
65.40	6/10/65	North side of Beach Street between Leavenworth Street and 232.5 feet westerly, change in official sidewalk width	In conformity to change width from 0 feet to 15 feet - CPC	6/17/65
R65.42	6/23/65	Change in width of sidewalks, Quint Street between Jerrold and Oakdale Avenues		
R65.44	6/30/65	Change in official width of sidewalk from zero feet to 9 feet, north side of Townsend Street between Eighth and Division Streets		
	STREETS, MISCELLANEOUS			
R65.1	1/5/65	Traffic signals at various railroad crossings	In conformity Adm	1/6/65
	STREET VACATIONS			
R64.49	5/25/64	Vacation of a portion of Clarence Place	In conformity CPC	7/2/64
R64.50	5/25/64	Vacation of a portion of Bowdoin Street north of Gaven Street	Under advisement until adjacent State property is sold and development plans approved - CPC	12/17/64
R64.58	6/23/64	Vacation of a portion of Getz Street near Harold Avenue	In conformity CPC	9/17/64
R64.61	7/2/64	Vacation of portion of Holyoke and Somerset Streets northwesterly of Dwight Street	In conformity provided . . . CPC	7/23/64
R64.63	7/6/64	Vacation of portions of Detroit Street between Joost Avenue and Monterey Boulevard	Portion on Joost in conflict, portion on Monterey in conformity - CPC	8/20/64
R64.66	7/17/64	Vacation of Homestead Street south of 25th Street	In conformity provided . . . CPC	10/8/64

Referral Number	Date Received	Description	Action taken	Date
	STREET VACATIONS (Continued)			
R64.70	7/30/64	Vacation of portions of Rankin Street south of Galvez Avenue and Galvez Avenue west of Rankin Street	In conformity CPC	8/27/64
R64.77	8/17/64	Vacation of Bancroft Avenue southeasterly from Ingalls Street	In conformity CPC	9/24/64
R64.86	9/25/64	Vacation of unnamed alley north of Sacramento Street near Webster Street	In conformity CPC	10/8/64
R64.95	11/17/64	Proposed vacation of a portion of Peralta Avenue at Ripley Street	Not in conformity CPC	12/17/64
R64.98	11/20/64	Vacation of a portion of San Jose Avenue northeast of Foote Avenue	In conformity CPC	12/3/64
R64.99	12/1/64	Proposed vacation of Union Street east of Montgomery Street	Not in conformity CPC	1/14/65
R64.105	12/14/64	Vacation of a portion of Sommerset Street south of Campbell Avenue	In conformity CPC	1/14/65
R65.2	1/15/65	Proposed vacation of Maggie Alley east of Jones Street	In conflict CPC	1/28/65
R65.5	1/26/65	Vacation of portions of Rankin Street, Galvez Avenue and Innes Avenue	In conformity CPC	2/18/65
R65.11	2/15/65	Vacation and extension of a portion of Santa Barbara Avenue at its northeasterly termination	In conformity CPC	3/11/65
R65.12	2/15/65	Proposed vacation and realignment of a portion of Anderson Street between Crescent Avenue and Ellsworth Street		
R65.20	3/22/65	Vacation of a portion of Melrose Avenue between Verna and Edna Streets	In conformity CPC	4/1/65

Referral Number	Date Received	Description	Action taken	Date
	STREET VACATIONS (Continued)			
R65.26	4/6/65	Vacation of Casey Drive southwesterly of Jamestown Avenue	Under advisement - CPC	6/10/65
R65.33	5/4/65	Proposed vacation of portions of Mars Street and Corbett Avenue	In conflict CPC	5/20/65
R65.34	5/5/65	Vacation of a portion of Fargo Place southwesterly of Boardman Place	In conformity CPC	5/20/65
	SUPPLEMENTAL APPROPRIATIONS			
R64.101	12/2/64	Supplemental appropriation for preliminary waste water treatment plant at Airport.	In conformity Adm	12/3/64
R64.107	12/16/64	Supplemental sppropriation for chain link fencing at Land's End	Dna - Adm	12/16/64
R65.9	2/9/65	Capital improvement, outdoor lighting, Hall of Flowers, Golden Gate Park, $2,500.	Dna - Adm	2/10/65
R65.16	2/26/65	Reconstruction of portions of Pine and Sansome Streets	In conformity Adm	3/1/65
R65.17	2/26/65	Reconstruction of portions of Pine and Front Streets	In conformity Adm	3/1/65
R65.18	2/26/65	Illinois and Mariposa Streets, pavement reconstruction	In conformity Adm	3/1/65
R65.25	3/19/65	Capital improvement projects not previously reviewed by City Planning Commission, from Controller's budget sheets	In conformity as noted - CPC	4/16/65
R65.31	4/23/65	Supplemental budget sheets, Master Plan review	In conformity as noted - CPC	5/6/65
R65.43	6/24/65	Retaining wall at deer paddock, S.F. Zoological Gardens	Dna - Adm	6/29/65
	TAX DELINQUENT PROPERTIES			
R64.85	9/23/64	Sale of three tax delinquent parcels	City acquisition not recommended Adm	9/29/64

SUBDIVISIONS AND RESUBDIVISIONS Reviewed During 1964-65 Fiscal Year

Referral Number	Date Received	Description	Action Taken	Date
R 118.64.9	9/3/64	Mt. Sutro Woods No. 2 A Tentative Subdivision Map for a new subdivision on the westerly and northerly line of Crestmont Drive north of Oakhurst Lane	(Held for submission of new data)	
R 118.64.10	10/20/64	Diamond Heights Unit No.3. A Record of Survey Map to resubdivide a parcel located on the northerly side of Addison Street westerly of Bemis Street	Approved administratively	11/2/64
R 118.64.11	10/20/64	A Record of Survey Map to resubdivide a parcel located at the easterly side of Great Highway northerly of Rivera Street into seven lots	Approved administratively	11/2/64
R 118.65.1	3/22/65	Red Rock Hill Unit #2 Revised Tentative Map of a previously approved subdivision located on the southerly side of Diamond Heights Blvd. easterly of Duncan Street	Approved by the City Planning Commission	5/25/65
R 118.65.2	3/25/65	A Record of Survey Map to resubdivide a parcel located at the northwesterly corner of Bayshore Blvd. and Third St. into seven lots	Approved administratively	6/18/65
R 118.65.3	4/14/65	Roemar Way Subdivision A Tentative Subdivision Map for a new subdivision located on the southeasterly side of Brunswick Street northeasterly of Whittier St.	Approved by the City Planning Commission with stipulations	5/20/65

Referral Number	Date Received	Description	Action Taken	Date
R 118.65.4	6/1/65	A Record of Survey Map to resubdivide an area on the northerly side of Thrift Street westerly of Summit Street into eight lots	(Processed in 1965-66 fiscal year)	
R 118.65.5	6/29/65	Western Addition Redevelopment Project Area A-1. Tentative Subdivision Map for the Japanese Cultural Center	(Processed in 1965-66 fiscal year)	

NEW MAP PUBLICATIONS - Fiscal Year 1964-65

1) Community Renewal Program Fact Book maps and graphs (80 pages)

2) Rapid Transit Corridor Study Map Series (30 maps)

3) Land Use Map Series (13 maps)

4) Market Street Corridor Land Use Maps (6 maps)

5) Special Area Study Maps (6 maps)

6) Buena Vista Conservation Area Map

7) Urban Renewal in San Francisco Map

8) Freeway Maps (20)

9) Planning Area Maps (4 revised)

SUMMARY OF ENFORCEMENT CASES
(Involving Allegation of Violation of City Planning Code):
July 1, 1964-June 30, 1965

	Cases Open at Beginning of Period	Cases Opened During Period	Total Cases Open During Period	Cases Closed During Period	Cases Open at the end of Period
CASE TOTALS	95	181	276	228	48
By Type					
Use	58	155	213	184	29
Nuisance	3	14	17	12	5
Stipulations or Conditions	1	6	7	3	4
Miscellaneous Signs	11	6	17	13	4
Illegal Billboards*	22	0	22	16	6

*Includes only those illegal billboards on which complaints were received; for discussion of city-wide program for removal of illegal billboards, see text of this report.

CASES CLOSED DURING THE PERIOD

Violation Terminated		201
After Initial Notice	109	
After Z.A. order	73	
After other City Department's order	5	
After D.A. order	11	
After Court order	3	
No Violation Found		27
Use Permitted in that district	20	
Lawful Nonconforming Use	7	
Total		228

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES:
July 1, 1964-June 30, 1965

	TOTAL	Map Amend-ment	Condi-tional Use	Text Amend-ment	Setback Change
Action by Planning Commission					
Applications filed for Hearing during Period /1	68	24	42	2	0
Applications Pending at Beginning of Period	19*	10*	8	1	0
Total Times these Applications were heard by Planning Comm.	105	39	62	4	0
Approved	38	7	28	3	0
Approved in part; remainder denied or withdrawn	4	3	1	0	0
Disapproved	17	10	7	0	0
Withdrawn	8	4	4	0	0
Pending at end of Period	20	10	10	0	0
Action by Board of Supervisors on Approved Applications /2					
Pending at Beginning of Period	7	4	-	3	0
Approved /3	17	13	-	4	0
Failed of Approval	1	0	-	1	0
Pending at end of Period	2	1	-	1	0
Applications Appealed to Board of Supervisors /4	4	3	1	0	0
Pending at Beginning of Period	0	0	0	0	0
Planning Commission Action Sustained	2	2	0	0	0
Planning Commission Action Overruled	2	1	1	0	0
Pending at end of Period	0	0	0	0	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors; see /4.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map and text amendments, and setback changes.

* Includes two applications for which part of the original subject area was withdrawn before June 30, 1964 and resolution of the remaining subject area was pending on July 1, 1964. The reclassification of the remaining area of one of these applications was approved and the other application was entirely withdrawn during this report period.

ZONING ADMINISTRATOR DECISIONS ON VARIANCE APPLICATIONS: July 1, 1964 to June 30, 1965

Applications Filed	Pending at Beginning of Period	Granted	Denied	Pending at End of Period	Withdrawn
84*	27	44**	19	30	18

* An application must relate to a single parcel of land but may request one or more variations from the provisions of the City Planning Code for the lot or lots included within that parcel; the total number of variations requested in these applications is shown on the table below.

** Many variances were granted for less deviation from Code standards than was sought or were granted with conditions attached.

	VARIANCES SOUGHT & DECIDED	GRANTED	DENIED	Other Than "Less Than 10%" Variances* Granted	Other Than "Less Than 10%" Variances* Denied	"Less Than 10%" Variances* Granted	"Less Than 10%" Variances* Denied
TOTAL ALL TYPES	78	56	22	50	19	8	1
INDIVIDUAL TYPES							
Lot Area	14	9	5	7	3	3	1
Lot Width	7	6	1	3	1	3	0
Rear Yard	32	25	7	25	6	1	0
Coverage	6	4	2	3	2	1	0
Side Yard	5	5	0	5	0	0	0
Parking	8	5	3	5	3	0	0
Density	3	2	1	2	1	0	0
Setback	0	0	0	0	0	0	0
Floor Area Ratio	1	0	1	0	1	0	0
Height	2	0	2	0	2	0	0

*"Less than 10%" variances are those involving a deviation of less than 10% from a numerical standard of the City Planning Code, cases for which no public hearing is required.

Decisions by the Board of Permit Appeals on appeals from variance decisions by the Zoning Administrator are summarized in Appendix VIII

BOARD OF PERMIT APPEALS MATTERS:
July 1, 1964-June 30, 1965

A. Appeals From Administrative Disapproval of Permit Applications under City Planning Code.

Filed	Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
35	9	15	9	8	12

Type of Regulation Involved	Overruled	Sustained
Density	1	1
Use	3	1
Parking	7	2
Signs	4	0
Yards	0	2
Old R-3 Standards	0	3
	15	9

B. Appeals From Variance Decisions of the Zoning Administrator

Filed	Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
17	2	12	2	3	2

C. Appeals From Discretionary Disapproval of Signs by City Planning Commission

Filed	Overruled	Sustained	Withdrawn	Pending
5	3	2	0	0

D. Appeals From Discretionary Disapproval of R-3 Building Permit Applications by City Planning Commission

Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
2	2	0	0	0

E. Appeals From Discretionary Disapproval of Other Building Permit Applications by City Planning Commission

Filed	Overruled	Sustained	Withdrawn	Pending
1	1	0	0	0

VARIANCE APPLICATIONS CONSIDERED BY ZONING ADMINISTRATOR, FISCAL 1964-1965

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ62.32	Lower Terrace, E/L North of Saturn St.	Rear Yard and Coverage	4-23-62	5-16-62	1	8-31-64	Withdrawn
VZ62.78	1311 Quesada Ave., W/L 100' N. of Ingalls St.	Parking	10-22-62	11-14-62	1	8-31-64	Withdrawn
VZ63.29	Girard St. E/S 50' S. of Ordway St.	Lot Width and Area	5- 8-63	5-29-63	6		
VZ63.41	3047 Divisadero St., W/L 57.5' S. of Greenwich St.	Rear Yard	7-16-63	8-14-63	2	10- 9-64	Granted
VZ63.47	N/W Line Gaven St., 578.5' SW of Barneveld Ave.	Lot Area	7-25-63	8-14-63	1	9-29-64	Denied
VZ63.51	Vandewater St., N/W corner of Powell St.	Rear Yard	8-21-63	8-26-64	1	9-10-64	Granted
VZ63.76	Congo St., 110' E. of Martha St.	Lot Area	11-13-63	12- 4-63	2		
VZ64.1	1200 45th Ave.	Rear Yard	12-10-63	1- 8-64	1	2-26-65	Denied
VZ64.16	1900 11th Ave.	Coverage	1-29-64	2-26-64	1	5-11-65	Granted
VZ64.23	265 So. Hill Blvd.	Coverage	1-29-64	2-26-64	1	9-14-64	Withdrawn
VZ64.24	Josiah St., NW/L 300' NE of Lake Ave.	Density	2-18-64	3-11-64	1		
VZ64.27	1400 Block Rhode Island	Parking	3- 4-64	3-25-64	3	10-29-64	Granted

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ64.29	Gladstone Dr., S/E corner of Cambridge St.	Rear Yard	3- 6-64	6- 3-64	1	9- 3-64	Granted
VZ64.30 (s)	Collingwood St., E/L 199.5' N. of 21st St.	Lot Area	3- 9-64	4-22-64	3	7- 7-64	Granted
VZ64.34	Quesada St., Sw/L 150' N/W of Keith St.	Lot Area	3-31-64	7- 8-64	1	9-28-64	Denied
VZ64.36	63 Randall St., S/W corner of Arlington St.	Rear Yard	4- 2-64	6-10-64	1	9-28-64	Denied
VZ64.38	Middle St., E/S 137½' S. of California St.	Lot Area	4-15-64	7- 8-64	1	8- 5-64	Denied
VZ64.39 (s)	Amber Dr., S/L opposite intersection of Amethyst Way	Rear Yard	4-16-64	No Hearing		7- 9-64	Granted
VZ64.40 (s)	Gateview Court, North End of Court	Rear Yard	4-16-64	No Hearing		7- 9-64	Granted
VZ64.41 (s)	West Somerset St., 70' S. of Campbell Ave.	Lot Width	4-29-64	No Hearing		4-12-65	Granted
VZ64.42	Golden Gateway	Parking	5- 4-64	5-20-64	1	10- 7-64	Granted
VZ64.44 (s)	Broadway, N/S 58' E. of Broderick St.	Lot Area	5-25-64	No Hearing		7-21-64	Withdrawn
VZ64.45 (s)	114 27th Ave., E/S of 27th Ave., 70' S. of El Camino del Mar	Lot Area	5-25-64	No Hearing		12-14-64	Withdrawn

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ64.47 (s)	DeLong & Flournoy Sts. S/E corner	Lot Area	6- 1-64	No Hearing		8-21-64	Granted
VZ64.48 (s)	Oakdale Ave., N/E Line 225' N/W of Newhall St.	Lot Area	6- 3-64	6-24-64	1	7- 9-64	Granted
VZ64.49	1220 20th St., N/L 70' W. of Pennsylvania Ave.	Rear Yard	6- 3-64	6-24-64	2	7- 9-64	Granted
VZ64.51	Newcomb and Newhall, N/E corner	Parking	6-17-64	7- 8-64	1	8- 5-64	Granted
VZ64.52	601 Belvedere, S/W corner of 17th St.	Rear Yard	6-22-64	7- 8-64	1	10-22-64	Granted
VZ64.53	Gaven St., N/L 598.6 ft. W. of Barneveld Ave.	Lot Area	7- 2-64	8- 5-64	1	9-29-64	Denied
VZ64.54	1234 Larkin St., E/L 113½' S. of Pine St.	Rear Yard	7- 8-64	8- 5-64	1	9-10-64	Granted
VZ64.55	4012 24th St., N/L 60' W. of Noe St.	Parking	7-13-64	8- 5-64	1	1-19-65	Granted
VZ64.56	Union St. N/S 137½' W. of Montgomery St.	Height	7-17-64	8-26-64	1	11-13-64	Denied
VZ64.57	2142 15th St. N/L 230' W. of Sanchez St.	Rear Yard	7-24-64	8-26-64	1	10- 9-64	Denied
VZ64.58	Union St. S/L 138.31' E. of Broderick St.	Lot Area and Lot Width	7-27-64	8-26-64	1	1-20-65	Withdrawn

Case No.	Location	Variance Sought	Dated Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ64.59	N/L of Trumbull St., 14.29' E. of Davenport Lane	Rear Yard	7-31-64	8-26-64	1	9-15-64	Granted
VZ64.60	SW Intersection of Trumbull and Alemany Blvd. (Freeway)	Lot Area	8- 5-64	8-26-64	1	9-16-64	Granted
VZ64.61	Vallejo St. N/S 98' W. of Laguna St.	F.A.R.	8- 6-64	9- 2-64	1	10- 8-64	Denied
VZ64.62	33rd Ave., 125' S. of Clement St.	Rear Yard	9-16-64	10- 7-64	1	10-22-64	Granted
VZ64.63	Drake St. near Winding Way	Rear Yard	9-17-64	10- 7-64	1	10-29-64	Granted
VZ64.64	810 Castro St. W/L 50' S. of 21st St.	Density and Rear Yard	9-17-64	10- 7-64	1	5-11-65	Granted
VZ64.65	Broadway N/L 33' E. of Scott St.	Rear Yard	9-17-64	10- 7-64	1	10-13-64	Granted
VZ64.66 (s)	Jamestown & Griffith N/W corner	Lot Area	9-22-64	No Hearing		1-19-65	Denied
VZ64.67	2399 Greenwich St. and 3050 Pierce St. SE corner	Lot Width and Lot Area	9-25-64	10-21-64	3	1-18-65	Granted
VZ64.68	1648 Bacon St. N/S 25' E. of Harvard St.	Coverage	9-29-64	10-21-64	1	1- 8-65	Denied
VZ64.69	1735 Revere Ave.; S/S Revere 350' SE of Newhall St.	Lot Area	9-30-64	10-21-64	1	11-30-64	Granted

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ64.70	525-535 Franklin St.	Parking	9-30-64	10-21-64	1	5-25-65	Withdrawn
VZ64.71	570 Melrose Ave., N/S at intersection Melrose Mangels and Ridgewood	Side Yard	10- 2-64	10-21-64	1	12-21-64	Granted
VZ64.72	14th Ave. SW Corner Clement St.	Coverage	10- 2-64	10-21-64	1	10-22-64	Granted
VZ64.73	Hanover St. W/S 178 Ft. N of Whittier St.	Lot Width	10-14-64	11- 4-64	1	6- 1-65	Withdrawn
VZ64.74	81 Marcela Ave.	Rear Yard	10-14-64	11- 4-64	1	2-23-65	Denied
VZ64.75	2029 Ellis St.	Usable Open Space	10-14-64	11- 4-64	1	10-30-64	Withdrawn
VZ64.76	Cancelled prior to Hearing						
VZ64.77	Hancock St., S/L 315 Ft.		10-27-64			1- -65	Withdrawn
VZ64.78	1555 & 1561-63 Broadway	Parking	11- 2-64	11-18-64	1	3-18-65	Denied
VZ64.79	837-41 Polk St.	Parking	11- 4-64	12- 9-64	1	6- 9-65	Withdrawn
VZ64.80	1021 Francisco St.	Density	11-12-64	12- 9-64	1	2-23-65	Denied
VZ64.81	100 and 106 Peabody St.	Density, Parking, Rear Yard	11-12-64	12- 9-64	1	1-27-65	Withdrawn
VZ64.82	1600 Divisadero St.	Parking	11-23-64	12- 9-64	1	12-14-64 2-23-65	Granted 1 in Part Granted 2 in Part
VZ64.83	Greenwich St., S/L between 30 & 137.5 Ft. E of Pierce	Lot Width & Area	11-23-64	12- 9-64	1	1-12-65	Granted/ Conditions

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ64.84	1401 Hoffman St., N/S of Clipper Bet. Douglass and Hoffman	Rear Yard	11-19-64	12-16-64	1		
VZ64.85	84 Los Palmos Drive	Rear Yard	11-24-64	12-16-64	1	2-25-65	Granted
VZ64.86	75 Roosevelt Way	Density	11-24-64	12-16-64	1	5-24-65	Withdrawn
VZ65.1	60 Onondaga Ave.	Rear Yard	12-22-64	1-13-65	1	1-29-65	Granted
VZs65.2	555 Burnett St.	Density	1-20-65	No Hearing			
VZs65.3	901 Brazil Ave.	Lot Area	12-22-64	No Hearing		2-19-65	Granted
VZ65.4	Pine St. S/L bet. Lines 90 to 267.5 Ft. Westerly of Buchanan St.	Rear Yard	12-22-64	1-13-65	1	6- 2-65	Withdrawn
VZs65.5	Moscow St. E/L 300 Ft. Southerly of Russia Ave.	Lot Width Lot Area	1- 6-65	No Hearing		3-19-65	Granted
VZ65.6	E/L Castenada Ave. 800 Ft. N of Magellan Ave.	Rear Yard, Coverage, Setback	1-27-65	2-24-65	1	4-29-65	Denied
VZ65.7	155 Robinhood Drive	Rear Yard Coverage, SideYard	1-27-65	2-24-65	1	6- 2-65	Withdrawn
VZ65.8	2614 & 2616 Octavia St.	Lot Area	2- 3-65	2-24-65	1		
VZ65.9	SE Corner Laguna and Golden Gate Ave.	Parking	2- 8-65	2-24-65	1		
VZ65.10	98 Seward St.	Rear Yard	2- 9-65	3-10-65	1	3-25-65	Withdrawn
VZ65.11	1532 Ocean Ave.	Lot Width Lot Area	2-17-65	3-10-65	1	5- 3-65	Granted/ Conditions

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ65.12	895 - 35th Ave.	Rear Yard	2-23-65	3-24-65	1	6-15-65	Denied
VZ65.13	Filbert St. N/L 100 Ft. E of Grant Ave.	Parking	3- 8-65	4- 7-65	1		
VZ65.14	2938 Washington St.	Rear Yard	3-17-65	4- 7-65	1	4-29-65	Granted
VZs65.15	50 Glover St.	Lot Coverage	3-29-65	No Hearing		5- 4-65	Granted
VZ65.16	1 Robinhood Drive	Rear Yard	3-31-65	5- 5-65	1	6- 1-65	Withdrawn
VZs65.17	N/W Corner Havelock St. and Circular Ave.	Lot Area	4-12-65	No Hearing			
VZ65.18	953-955 Clayton St.	Lot Area	4-14-65	5- 5-65	1	6- 2-65	Withdrawn
VZ65.19	511 Euclid Ave.	Rear Yard, Side Yard	4-15-64	5- 5-65	1	6- 7-65	Granted
VZ65.20	621 Taylor St.	Coverage, Density, Rear Yard	4-15-65	5- 5-65	1		
VZ65.21	Taylor St., E/S 137.5 Ft. S of Jefferson St.	Parking, Height	4-16-65	5- 5-65	1	5-21-65	Denied
VZ65.22	675 Connecticut St.	Lot Width, Lot Area	4-16-65	5- 5-65	1		
VZ65.23	2015 Pacific Ave.	Parking	4-21-65	5-12-65	1		
VZ65.24	2009 Pacific Ave.	Parking	4-26-65	5-12-65	1		
VZ65.25	2019 Pacific Ave.	Parking	4-26-65	5-12-65	1		
VZ65.26	2402 Steiner St.	Parking	4-26-65	5-26-65	1	6-25-65	Denied

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ65.12	895 - 35th Ave.	Rear Yard	2-23-65	3-24-65	1	6-15-65	Denied
VZ65.13	Filbert St. N/L 100 Ft. E of Grant Ave.	Parking	3- 8-65	4- 7-65	1		
VZ65.14	2938 Washington St.	Rear Yard	3-17-65	4- 7-65	1	4-29-65	Granted
VZs65.15	50 Glover St.	Lot Coverage	3-29-65	No Hearing		5- 4-65	Granted
VZ65.16	1 Robinhood Drive	Rear Yard	3-31-65	5- 5-65	1	6- 1-65	Withdrawn
VZs65.17	N/W Corner Havelock St. and Circular Ave.	Lot Area	4-12-65	No Hearing			
VZ65.18	953-955 Clayton St.	Lot Area	4-14-65	5- 5-65	1	6- 2-65	Withdrawn
VZ65.19	511 Euclid Ave.	Rear Yard, Side Yard	4-15-64	5- 5-65	1	6- 7-65	Granted
VZ65.20	621 Taylor St.	Coverage, Density, Rear Yard	4-15-65	5- 5-65	1		
VZ65.21	Taylor St., E/S 137.5 Ft. S of Jefferson St.	Parking, Height	4-16-65	5- 5-65	1	5-21-65	Denied
VZ65.22	675 Connecticut St.	Lot Width, Lot Area	4-16-65	5- 5-65	1		
VZ65.23	2015 Pacific Ave.	Parking	4-21-65	5-12-65	1		
VZ65.24	2009 Pacific Ave.	Parking	4-26-65	5-12-65	1		
VZ65.25	2019 Pacific Ave.	Parking	4-26-65	5-12-65	1		
VZ65.26	2402 Steiner St.	Parking	4-26-65	5-26-65	1	6-25-65	Denied

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ65.12	895 - 35th Ave.	Rear Yard	2-23-65	3-24-65	1	6-15-65	Denied
VZ65.13	Filbert St. N/L 100 Ft. E of Grant Ave.	Parking	3- 8-65	4- 7-65	1		
VZ65.14	2938 Washington St.	Rear Yard	3-17-65	4- 7-65	1	4-29-65	Granted
VZs65.15	50 Glover St.	Lot Coverage	3-29-65	No Hearing		5- 4-65	Granted
VZ65.16	1 Robinhood Drive	Rear Yard	3-31-65	5- 5-65	1	6- 1-65	Withdrawn
VZs65.17	N/W Corner Havelock St. and Circular Ave.	Lot Area	4-12-65	No Hearing			
VZ65.18	953-955 Clayton St.	Lot Area	4-14-65	5- 5-65	1	6- 2-65	Withdrawn
VZ65.19	511 Euclid Ave.	Rear Yard, Side Yard	4-15-64	5- 5-65	1	6- 7-65	Granted
VZ65.20	621 Taylor St.	Coverage, Density, Rear Yard	4-15-65	5- 5-65	1		
VZ65.21	Taylor St., E/S 137.5 Ft. S of Jefferson St.	Parking, Height	4-16-65	5- 5-65	1	5-21-65	Denied
VZ65.22	675 Connecticut St.	Lot Width, Lot Area	4-16-65	5- 5-65	1		
VZ65.23	2015 Pacific Ave.	Parking	4-21-65	5-12-65	1		
VZ65.24	2009 Pacific Ave.	Parking	4-26-65	5-12-65	1		
VZ65.25	2019 Pacific Ave.	Parking	4-26-65	5-12-65	1		
VZ65.26	2402 Steiner St.	Parking	4-26-65	5-26-65	1	6-25-65	Denied

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ65.27	35 San Rafael Way	Rear Yard Side Yard	4-28-65	5-12-65	1	5-12-65	Granted
VZ65.28	143 Scott St.	NCU Extension	4-16-65	5-26-65	1		
VZ65.29	Jackson St. S/L 75 Ft. W of Baker St.	Lot Width	4-26-65	5-26-65	1		
VZ65.30	Trumbull St., N/L 120 Ft. East of Craut St.	Rear Yard Side Yard	4-27-65	5-26-65	1	6-30-65	Granted
VZ65.31	Quintara St. N/E 22nd Ave.	Rear Yard, Parking	4-28-65	6- 9-65	1		
VZ65.32	191-193 Haight St. and 182-184 Laguna St.	Parking	4-28-65	5-26-65	1		
VZ65.33	2226 Clay St.	Rear Yard, Lot Coverage	4-28-65	5-26-65	1	6-25-65	Granted
VZ65.34	160 Santa Ana Ave.	Rear Yard	4-28-65	5-26-65	1	6-14-65	Granted
VZ65.35	55 Borica St.	Rear Yard Side Yard	5- 4-65	6- 9-65	1	6-24-65	Granted
VZ65.36	400 Steiner St.	Parking, Coverage	4-29-65	6- 9-65	1		
VZ65.37	153 - 25th Ave.	Lot Width, Area	5-11-65	6- 9-65	1		
VZ65.38	2375 Vallejo St.	Rear Yard	5-19-65	6- 9-65	1	6-29-65	Granted
VZ65.39	Tara St. E/L 149 Ft. N of Niagara Ave.	Lot Width, Area, Rear Yard	5-19-65	6- 9-65	1		
VZ65.40	45th Ave., W/L 50 Ft. N of Moraga Ave.	Lot Area	5-19-65	6- 9-65	1		

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ65.41	244 Jackson St.	Parking	5-19-65	6- 9-65	1	6-30-65	Granted
VZs65.42	3090 - 20th Ave.	Lot Area	5-28-65	6-23-65	1		
VZ65.43	1482 Golden Gate Ave.	Rear Yard	6- 2-65	6-23-65	1	6-30-65	Granted
VZ65.44	Ord St. S/W corner of Saturn St.	Lot Area	6- 2-65	6-23-65	1		
VZ65.45	Taylor St. S/E corner of Jefferson St.	Parking	6- 3-65	6-23-65	1		
VZ65.46	226-32 6th St.	Rear Yard, Parking	6- 9-65				
VZ65.47	121-123 Britton St.	Density	6-16-65				
VZs65.48	Bancroft St., S/W corner of Phelps St.	Lot Area	6-16-65				
VZ65.49	140 Jordan Ave.	Side Yard	6-18-65				
VZs65.50	291 Rutledge St.	Density	6-14-65				

CONDITIONAL USE APPLICATIONS CONSIDERED BY CITY PLANNING COMMISSION, FISCAL 1964-1965

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU64.1	14th St., N/W Corner of Noe St.; Franklin Hospital	Hospital Expansion; R-3	11-29-63	1- 2-64	3	7-16-64	Approved
CU64.15	Franklin St., W/L 62 ft. N of Fulton St.	Abolish Stipulations C-2	5-27-64	7- 2-64	1	7- 2-64	Approved
CU64.16	Golden Gate Ave., N/L 40 ft. E of Steiner St.	Animal Hospital; C-2	5-27-64	7- 2-64	1	7- 2-64	Approved
CU64.17	Post St., N/L 62.5 ft. W of Pierce St.	Convalescent Hospital; R-4	5-28-64	7- 2-64	3	3- 4-65	Withdrawn
CU64.18	California St., N/L 50 ft. W of Lyon St.	Modify Stipulations; (Office Bldg.) R-4	5-30-64	7- 2-64	1	7- 2-64	Approved
CU64.19	California St., N/E Corner Spruce St. and Spruce St. E/L	Medical Office Bldg. and Parking Lot; R-4	5-30-64	7- 2-64	1	7- 2-64	Approved
CU64.20	Geary Blvd., SE Corner of Laguna St.	Modify Stipulations; (Eleemosynary Insitution); R-3	6-12-64	7- 2-64	1	7- 2-64	Approved
CU64.21	Noe St., N/W Corner of 16th St.	Automobile Sales Lot; C-2	6-16-64	8- 6-64	1	8- 6-64	Approved
CU64.22	Market St., W/L 92 Ft. S of Romain St.	Nursery School; R-3	7- 3-64	8- 6-64	1	8- 6-64	Approved
CU64.23	Sansome St., N/W Corner Lombard St.	Institution for Care of Drug or Liquor Addicts; M-1	7- 3-64	8- 6-64	1	8- 6-64	Approved

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU64.24	8th Ave., E/L 100 ft. S Geary St.	Parking Lot and Access Driveway to C-2 Property; R-3	7- 8-64	8- 6-64	1	8- 6-64	Approved
CU64.25	Elizabeth St., S/L 229 ft. W of Sanchez St.	Access Driveways to C-2 Property; R-3	7-31-64	9- 3-64	1	9- 3-64	Approved
CU64.26	Sacramento St., N/L & Clay St., S/L E of Fillmore St.	Parking Lot (Presbyterian Medical Center); R-4	8- 4-64	9- 3-64	1	9- 3-54	Approved
CU64.27	California St., N/E Corner Spruce St. and Spruce St. E/L	Modify Stipulations (Proposed Medical Office Bldg.); R-4	8-18-64	9- 3-64	1	9- 3-64	Approved
CU64.28	University of San Francisco Main Campus	Dormitory and Student Union Bldg.; R-3	8-26-64	10- 1-64	2	10-15-64	Approved
CU64.29	11th Ave., E/L 275 ft. N of Geary Blvd.	Parking Lot for C-2 Use; R-3	8-27-64	10- 1-64	1	10- 1-64	Disapproved
CU64.30	Bay St., N/L and North Point St., S/L, from Mason St. to 200 Ft. E of Stockton St.	Planned Unit Development; C-2 and R-3.5	10- 1-64	11- 5-64	2	11-12-64	Approved
CU64.31	Parnassus Ave., N/L between Hillway Ave. and Hill Point Ave.	Medical Office Bldg.; R-4	10- 1-64	11- 5-64	3	12-10-64	Disapproved
CU64.32	Sutter St., N/L 70 ft. E of Gough St.	Abolish Stipulations C-2	10- 2-64	11- 5-64	3	1-21-65	Approved

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU64.33	Geneva Ave. N and S/L from Southern Freeway to Ocean Ave.	Planned Unit Development, Category II B; R-2 and R-3	10- 2-64	11- 5-64	2	1- 7-65	Partly Withdrawn; Partly Approved Partly Disapproved
CU64.34	California St., N/W Corner Laurel St.	Medical Office Bldg.; R-4	10-27-64	12- 3-64	1	12- 3-64	Disapproved
CU64.35	Diamond Heights Blvd., W/L N of Goldmine Drive	Planned Unit Development Diamond Heights Shopping Center; C-1	11-16-64	12- 3-64	1	12- 3-64	Approved
CU65.1	Wawona St., S/L 15th to 19th Aves.	Expand Sanitarium; R-2	12- 3-64	1- 7-65	1	1- 7-65	Approved
CU65.2	14th St., N/W Corner of Noe St.; Franklin Hospital	Modify Conditions, (Hospital Expansion) R-3	12- 4-64	1- 7-65	1	1- 7-65	Approved
CU65.3	California St., S/E Corner of Palm Ave., and California St., S/L 95 Ft. E of Palm Ave.	Medical Office Bldg. and Parking Lot; R-4	12- 4-64	1-21-65	1	1-21-65	Disapproved
CU65.4	Sacramento St., S/L 172 Ft. W of Buchanan St.	Convalescent Hospital; R-4	12- 4-64	1-21-65	2	2- 4-65	Approved
CU65.5	Marina Blvd., S/L Buchanan St. to Laguna St.	Modify Stipulations (Marina Safeway); C-2	12-18-64	2- 4-65	2	2-18-65	Approved

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU65.6	Broadway, N/L 77.5 Ft. E of Octavia St.	Home for Aged; R-5	12-31-64	2- 4-65	1	2- 4-65	Withdrawn
CU65.7	Pine St., S/L 95 Ft. W of Buchanan St.	Convalescent Hospital; R-3	12-31-64	2- 4-65	3	6- 3-65	Approved
CU65.8	30th St., S/L 127 Ft. W of Dolores St.	Convalescent Hospital; R-3	12-31-64	2- 4-65	1	2- 4-65	Approved
CU65.9	Dolores St., N/W Corner of 29th St.	Modify Conditions (Mortuary); R-3	1-27-65	3- 4-65	1	3- 4-65	Approved
CU65.10	Post St., N/L 62.5 Ft. W of Pierce St.	Convalescent Hospital; R-4	1-29-65	3- 4-65	4	4-15-65	Approved
CU65.11	Monterey Blvd., N/L Between Joost and Diamond	Automobile Sales Lot; C-2	2-17-65	4- 1-65	1	4- 1-65	Disapproved
CU65.12	238 Roosevelt Way	Convalescent Hospital; R-4	2-15-65	4- 1-65	2	4-15-65	Disapproved
CU65.13	Parnassus Ave., N/E Corner of Hillway Ave.	Medical Office Bldg.; R-4	2-25-65	-	-	-	-
CU65.14	San Jose Ave., W/L Between 26th St. and Army St.	Storage Garage for Delivery Trucks (Salvation Army); C-2	2-26-65	4- 1-65	2	-	-
CU65.15	Alemany Blvd., E/L 156.6 Ft. S of Leo St.	Access Driveway to C-2 Property; R-1	3-15-65	5- 6-65	-	-	-
CU65.16	Haight St., N/L 47.5 Ft. E of Broderick St.	Expand Hotel; R-3 and R-4	3-22-65	5-20-65	1	5-20-65	Withdrawn

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU65.17	Farrin St., W/L 100 Ft. N of Eddy St.	Expand Podiatry Hospital; R-3	3-22-65	6- 3-65	1	-	-
CU65.18	Brunswick St., S/L 178 Ft. E of Whittier St.	"Pocket" Subdivision; R-1	3-23-65	5-20-65	1	5-20-65	Approved
CU65.19	Irving St., N/L 26th Ave. to 27th Ave.	Mortuary; C-2	3-23-65	5- 6-65	1	5- 6-65	Approved
CU65.20	Sanchez St., E/L 125 Ft. N of 14th St.	Continue 1970 Termination NCU as a Conditional Use; R-4	3-24-65	5-20-65	1	5-20-65	Disapproved
CU65.21	Schwerin St., W/L between Sunnydale And Velasco Aves.	Modify Conditions (Geneva Terrace Planned Unit Development); R-1	4- 1-65	Withdrawn prior to any hearing.			
CU65.22	Cancelled prior to advertising hearing.						
CU65.23	11th Ave., W/L 125 Ft. N of Geary Blvd.	Parking Lot for Adjacent C-2 Use; R-3	4-30-65	6- 3-65	2	6-17-65	Approved
CU65.24	Folsom St., W/L 100 Ft. N of 20th St.	Parking Lot for Adjacent C-2 Use; R-3	5-26-65	-	-	-	-
CU65.25	Shields St., S/L Between Arch St. and Ramsell St.	Convalescent Hospital; R-1	5-27-65	-	-	-	-

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU65.26	Pine St., S/L 85.2 Ft. E of Larkin St.	Convalescent Hospital; R-5	5-26-65	-	-	-	-
CU65.27	Carroll Ave., N/W Corner of Hawes St.	Rendering Plant; M-1	6-11-65	-	-	-	-
CU65.28	States St., S/L 630 Ft. W of Castro St.	Vehicular Access to R-4 Property; R-2	6-29-65	-	-	-	-
CU65.29	California St., S/E Corner of Middle St.	Medical Office Bldg.; R-4	6-30-65	-	-	-	-

APPLICATIONS FOR RECLASSIFICATION CONSIDERED BY CITY PLANNING COMMISSION, FISCAL 1964-1965

Case No.	Location	Reclassification Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
ZM62.36	Burnett Ave., E/L 104 ft. S of Copper Alley	R-1 to R-3	8-30-62	10-25-62	0	-	-
ZM62.38	Geary Blvd., S/E Corner 42nd Ave.	R-3 to C-1	9-7-62	11- 1-63	0	-	-
ZM63.22	Webster St., S/W Corner and N/W Corner of Clay St.	C-1 to R-4	9-23-63	11- 7-63	0	-	-
ZM63.24	Upper Terrace, N of Monument Way	R-3 to R-2	10-24-63	12- 5-63	2	2-11-65	Withdrawn
ZM64.1	Noe St., W/L N of 14th St. (Franklin Hospital)	R-3 to C-2	11-27-63	1- 2-64	1	7-16-64	Withdrawn
ZM64.2	Gough St., N/W Corner of Green St.	C-2 and R-4 to R-3	1-24-64	3- 5-64	1	6-24-65	Withdrawn
ZM64.4	Dolores Heights, N/E Slope	R-3 to R-2	2-26-64	5- 7-64	1	7- 2-64	Partly Approved (Partly Withdrawn 1963-1964)
ZM64.8	Ocean Ave., N/L 150 Ft. E of Keystone (Homewood Terrace)	R-1-D to C-2 and R-3	3-10-64	-	-	-	-
ZM64.16	Commonwealth Ave., E/L 98.67 Ft. N of Geary Boulevard	C-2 to R-1-D	5-28-64	7- 2-64	2	10- 1-64	Approved for R-2
ZM64.17	8th Ave., E/L 100 Ft. S of Geary Boulevard	R-3 to C-2	5-28-64	7- 2-64	2	8- 6-64	Withdrawn
ZM64.18	Alemany Blvd. N/L Lawrence St. to De Wolf St.	R-1 to C-2	7-14-64	9- 3-64	2	1- 7-65	Approved

Case No.	Location	Reclassification Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
ZM64.19	Miguel St. N/S Fairmont NWesterly Approx. 520 Ft.	R-1 to R-3	7-29-64	9- 3-64	1	9- 3-64	Approved in Part
ZM64.20	Clay St., N/L Laurel St. to Walnut St.	R-1 to R-2	7-30-64	9- 3-64	1	9- 3-64	Disapproved
ZM64.21	Elizabeth St., S/L 229 ft. W of Sanchez St.	R-3 to C-2	7-31-64	9- 3-64	1	9- 3-64	Approved
ZM64.22	Leland Ave., S/E Corner of Cora St.	R-2 to C-2	8-24-64	10- 1-64	1	10- 1-64	Disapproved
ZM64.23	Peabody St., S/W Corner of Sunnydale Ave.	R-2 to R-3	10- 2-64	11- 5-64	1	11- 5-64	Disapproved
ZM64.24	Raymond Ave., S/L 86 Ft. N of Bayshore Blvd.	R-1 to C-2	9-21-64	11- 5-64	1	11- 5-64	Approved in Part
ZM64.25	Ingerson Ave., N/L 125 Ft. W of Jennings St.	R-1 to R-2	10- 1-64	11- 5-64	3	1- 7-65	Disapproved
ZM64.26	Bay St. N/L and North Point St. S/L, from Mason St. to 200 Ft. E of Stockton St.	M-1 to C-2 and M-1 to R-3.5	10- 1-64	11- 5-64	2	11-12-64	Approved
ZM64.27	Parnassus Ave., N/L Hillway Ave. to Hill Point Ave.	R-3 to R-4	10- 1-64	11- 5-64	2	12-10-64	Disapproved
ZM65.1	Locust St., E/L being 410-436 Locust St.	R-4 to C-2	11-17-64	1- 7-65	1	1- 7-65	Disapproved

Case No.	Location	Reclassification Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
ZM65.2	Valencia St., S/W Corner of 20th St.	C-2 to C-M	12- 3-64	1-21-65	1	1-21-65	Approved
ZM65.3	Sunset Community Center	P to R-1	12- 4-64	1- 7-65	2	1-14-65	Disapproved
ZM65.4	9th St., N/W Corner of Folsom St.	M-1 to C-M	12-30-64	2- 4-65	1	2- 4-65	Disapproved
ZM65.5	Carter St., W/L S of Geneva Ave.	R-1-D to C-2	1-26-65	3- 4-65	1	3- 4-65	Approved
ZM65.6	Geary Blvd., N/W Corner of Baker St.	R-4 to C-2	2-18-65	4- 1-65	1	4- 1-65	Disapproved
ZM65.7	SW Corner San Jose Ave. and 26th St.	R-4 to C-2	2-26-65	4- 1-65	2	-	-
ZM65.8	Bay View St., N/L W of 3rd St.	R-2 to C-2	3-17-65	5- 6-65	1	5- 6-65	Disapproved
ZM65.9	Parnassus Ave., N/L Hillway Ave. to Hill Point Ave.	R-4 to R-3	4- 1-65	5-20-65	2	5-27-65	Approved
ZM65.10	Casey Drive, 400 Ft. S of Gilroy St.	R-1 to R-3	4-27-65	6- 3-65	1	-	-
ZM65.11	Roosevelt Way, W/L opposite 15th St.	R-4 to R-2	4-27-65	6- 3-65	2	7- 1-65	Disapproved
ZM65.12	Property surrounded by James Lick Freeway-Paul Ave.-Carr St.	R-1 to R-2	5-24-65	-	-	-	-

Case No.	Location	Reclassification Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
ZM65.13	Cancelled prior to Hearing						
ZM65.14	27th Ave., E/L 60 Ft. N of Irving St.	C-2 to R-2	5-24-65	-	-	-	-
ZM65.15	Shields St., S/L Arch St. to Ramsell St.	R-1 to R-2	5-27-65	-	-	-	-

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SAN FRANCISCO DEPARTMENT OF CITY PLANNING

ANNUAL REPORT

JULY 1, 1965 THROUGH JUNE 30, 1966 - AUGUST 1966

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

September 14, 1966

Mayor John F. Shelley
Room 200 City Hall
San Francisco
California 94102

Dear Mayor Shelley:

In response to your request the City Planning Commission presents this report of the activities of the Department of City Planning for the fiscal year 1965-1966.

During the fiscal year, the Commission held 52 regular meetings, including 17 officially advertised zoning hearings. In addition, numerous meetings were held by Committees of the Commission on Planning Procedures, Zoning Regulations, the Community Renewal Program, the C-3 Zoning Study, and the Northern Waterfront Plan.

Very truly yours,

Ronald Pelosi

Ronald Pelosi
President
City Planning Commission

CITY and COUNTY of SAN FRANCISCO

1965 - 1966

CITY PLANNING COMMISSION

Ronald Pelosi — President

William M. Brinton — Vice President

James S. Kearney

Mrs. Charles B. Porter

Orris W. Willard

Ex-Officio

Thomas J. Mellon
Chief Administrative Officer
Alternate: Virgil L. Elliott
Director of Finance and Records

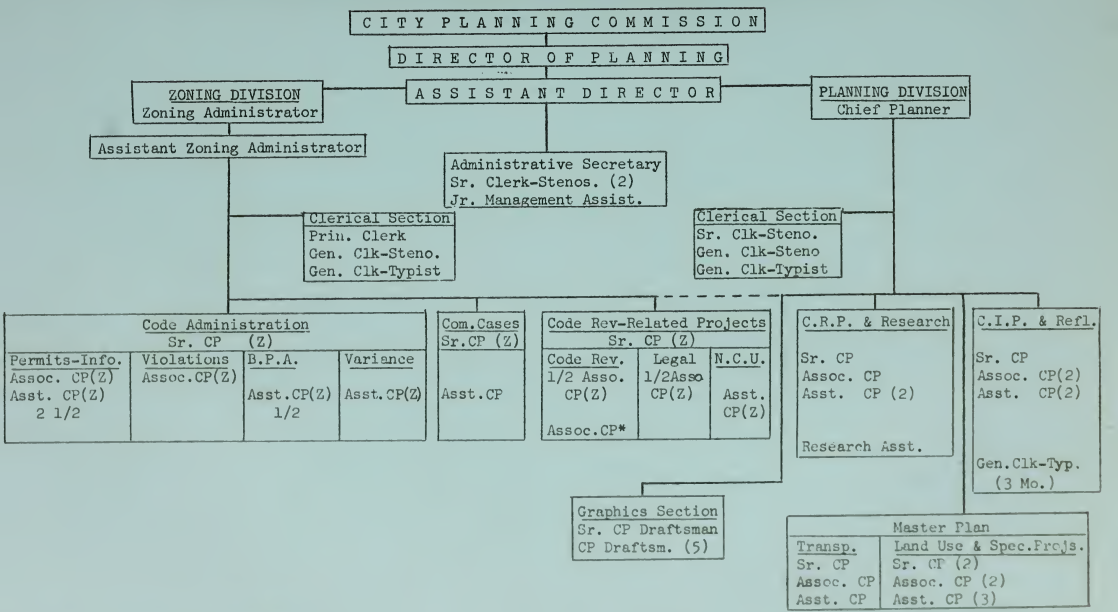
James K. Carr
Manager of Utilities
Alternate: William J. Dwyer
Director of Accounts

DIRECTOR of PLANNING
James R. McCarthy

ADMINISTRATIVE SECRETARY
Lynn E. Pio

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

ORGANIZATION CHART 1965-1966



* Assoc. CP Assigned to Zoning Div.
for duration of Downtown Zoning Study

INTRODUCTION

The Department of City Planning is the agency of the City and County of San Francisco that is designated by the Charter to establish and maintain the Master Plan, a comprehensive, long-term general plan for the improvement and future development of the City as a whole (Section 116); that is designated by the Charter and the City Planning Code, a part of the municipal code, to administer and enforce the City Planning Code which governs the use of private property in the City (Section 117); that is designated by the Board of Supervisors to develop a Community Renewal Program to guide future conservation, rehabilitation, and redevelopment activities; that is designated by the Charter to develop a Capital Improvement Program for public expenditures in conformance with the Master Plan (Section 69.1); and to advise in the preparation of and approve private land subdivision and development plans, and public housing plans (Section 118); and that is charged by the State Community Redevelopment Law with the selection of areas and the development of preliminary plans for redevelopment projects, and by the Housing Code with the responsibility for selecting and recommending conservation areas for code enforcement programs. Thus, the Department is advisory to the Mayor, Board of Supervisors, and other departments on issues affecting the future development of the City, and has certain mandatory administrative responsibilities specified by the Charter, Municipal Code, and State law.

The Department is headed by the City Planning Commission (Section 115) consisting of five members appointed by Mayor John F. Shelley, and the Chief Administrative Officer and Manager of Utilities, who serve as Ex-Officio members. In 1965 the Commission President was Mr. James S. Kearney and in 1966 Mr. Ronald Pelosi. Other members of the Commission were Mr. William Brinton, Mrs. Charles B. Porter and Mr. Orris W. Willard. Mr. Virgil Elliott was the designated deputy of Mr. Thomas Mellon, Chief Administrative Officer and Mr. William Dwyer served as the designated deputy of Mr. James K. Carr, Manager of Utilities.

During the fiscal year 1965-66, the Department had a permanent staff of 54 persons. The Department was divided for administrative purposes into two basic divisions - the Planning Division, nominally headed by the Assistant Director of Planning but in fact headed by the Director of Planning due to the assignment of the Assistant Director by Mayor Shelley as Project Director of the Transit (Market Street) Task Force, and the inability of the Civil Service Commission to fill the newly authorized position of Chief Planner - and the Zoning Division, headed by the Zoning Administrator. In addition, the Graphics Division, headed by the Senior Draftsman, and the Administrative Section, headed by the Administrative Secretary, serve the Department as a whole.

PLANNING DIVISION

The Planning Division of the Department of City Planning had a professional staff of five senior planner, six associate planners, eight assistant planners, and one research assistant. A position of Chief Planner was also authorized in the budget to serve as head of the Planning Division, but by the end of the year it had not been filled by the Civil Service Commission. The Planning Division was responsible for the development and maintenance of the Master Plan's five general categories: land use, transportation, public facilities, urban renewal (including the Community Renewal Program) and special studies. Master Plan referrals, submitted pursuant to Section 116.1 of the Charter, and the Capital Improvement Program, are continuing responsibilities of the Planning Division.

I. LAND USE STUDIES

PROPOSED UNIVERSITY OF CALIFORNIA CAMPUS

The University of California during the year expressed specific interest in establishing a new campus in San Francisco. This would not be a branch of the Berkeley campus but a new and separate general university campus. Because the university is looking for enthusiastic and unambiguous support from the City in this proposal, the City has, in turn, decided to study the advantages and disadvantages of a new university campus. At the request of Mayor Shelley, the Department of City Planning began a study in May, 1966, to ascertain whether it appears to be in the City's best interests to support a new university campus and, if so, which of several alternate sites offers the greatest advantages to the City and to the University. As part of this study, a member of the staff made a one-week tour of eight university campuses in five Eastern cities to obtain on-the-site experience about the problems that an urban campus presents to both the university and the city.

CIVIC CENTER

The Civic Center Technical Coordinating Committee met several times to review property acquisition and development needs and priorities in the Civic Center Area. On the recommendation of this committee, funds for a survey of City office space needs were requested in the 1966-67 budget and $30,000 was approved for this project to provide a current basis for revising and updating the Civic Center Development Plan of the Master Plan.

RELOCATION OF BAY VIEW PLAYGROUND

At the request of the General Manager of the Recreation and Park Department, a staff study was made of sites for the proposed future relocation and expansion of the Bay View Playground and alternate sites evaluated.

PUBLIC HOUSING

Suggested criteria for the location of public housing in San Francisco and specific sites were further reviewed with the San Francisco Housing Authority staff. The use of air rights over public parking lots was explored with the Parking Authority and the Housing Authority. Suggested preliminary plans for several such projects were developed by the Housing Authority, and at present site approval is being sought from the Federal Government for a project over the parking lot at 21st and Bartlett Streets. The Site Selection Committee, of which the Director of Planning is a member, approved several sites which were subsequently approved by the City Planning Commission. (See Appendix III)

FORT MILEY SURPLUS PROPERTY

Assistance was given to the Recreation and Park Department and the Real Estate Division in preparing the application to the General Services Administration for acquisition of the 10 acres declared surplus adjacent to Lincoln Park. Approval of the proposed use of this property was given by the City Planning Commission.

APPLICATION FOR STATE BOND FUNDS

The necessary data and findings derived from studies of the Department of City Planning were prepared to accompany the application by the Recreation and Park Department for $1,125,750 in State bond funds for development at John McLaren Park, Lake Merced, and the Tri-Park Bicycling and Riding Trailways, all in accordance with the Master Plan. These funds will enable the City to extend the development of these facilities to a considerable extent.

PRESERVATION OF HISTORIC AND ARCHITECTURAL LANDMARKS

Pursuant to the proposed 1963 resolution of the Public Buildings, Lands and City Planning Committee, and to a request from Mayor Shelley in March, 1966, to the City Planning Commission, and in view of the approaching completion of the Junior League historic building survey, the Department of City Planning started a study for the preparation of recommendations and a proposed ordinance for the identification, protection, and preservation of appropriate sites and buildings in San Francisco.

II. TRANSPORTATION

TRANSPORTATION PLAN

Major progress this past year has been made toward a new Transportation Section of the San Francisco Master Plan. Following the rejection of the Panhandle and Golden Gate Freeway routes, work on alternative solutions to meet San Francisco transportation needs was intensified. Rejection of these routes by the Board of Supervisors will make mass transit the obvious major element in the Plan for providing access to downtown San Francisco. A balanced system of transportation facilities for the City requires that a major distinction be made between work trips to downtown which should be served primarily by transit, and other work and non-work trips throughout the City which should have transit service available but will continue to be served primarily by the private automobile. Studies for revisions of the Transportation Plan, incorporating both modified and updated transit and trafficways proposals, were initiated for completion in 1966-67.

The 1965-66 year may be divided into two sections: before and after the decision by the Board of Supervisors rejecting the two controverted freeways. The final decision, which occurred on March 21, removed virtually all possibility of construction of a freeway in the northern portion of the City under current legislative and fiscal programs. Prior to the decision the Department staff time had been primarily occupied with studies of freeways in San Francisco; afterwards the greater amount of staff time was occupied by mass transit studies.

A study was made of freeway standards in this country and abroad, with special attention given to Europe, Japan, and Australia. These studies developed support for the concept of four and six lane city expressways designed to meet 30 to 40 miles per hour speeds, in contrast to current Federal and State standards which usually require eight lane facilities built to 50 and 60 miles per hour standards. The insights gained in the standards study will be incorporated into the new Transportation Plan proposals and reported upon in full in the coming year.

SOUTHERN-EMBARCADERO FREEWAY EXTENSION

Studies completed during the year resulted in the realignment of the Southern-Embarcadero Freeway Extension and the elimination of a proposed double deck extension south along The Embarcadero from the existing Embarcadero Freeway. The new alignment descends from the double deck portion to a single level elevated section facilitating future undergrounding of the freeway in front of the Ferry tower, in accordance with the stated policy of Mayor Shelley and the Board of Supervisors. This new portion of freeway, to be completed in 1971, will provide direct access from the Peninsula, relieving the James Lick (Bayshore) Freeway, and will further benefit the City by carrying traffic from the South of Market area to the Golden Gateway and to the Broadway area.

A recently completed study reviewed various professional opinions regarding urban transportation problems. Engineers as well as planners and other authorities feel that automobile transportation will play a declining role in the high density central city of the future in comparison to other modes of transportation. There is a growing trend toward modern subway facilities to carry a major share of work trips in and out of the downtown area.

San Francisco is leading this national trend toward improved mass transit facilities. Staff contacts with the Bay Area Rapid Transit District, West Bay Rapid Transit, Marin Transit District and the Municipal Railway were particularly concerned with the development of subways and grade-separated rights-of-way within the City.

The Department has collected information from these agencies and is continuing its evaluation and coordination of their various proposals.

Recent proposals under study include: BARTD's precise station locations and designs, Muni's $96 million bond issue which would make the Twin Peaks line a rapid transit subway and utilize federal funds for Sunset and Geary subway lines, West Bay's alternative proposals for providing Peninsula transit connections to Downtown, and the Marin Transit District's plan to improve bus service with later consideration of rail service to Marin. The staff is evaluating these proposals and other alternatives and is integrating them into a cohesive and comprehensive transportation plan for policy review.

An important new role for the Transportation Section is that of assisting the Department of Public Work's Downtown Parking and Traffic Survey. This study, which includes a simulation model of automobile movements in the downtown area, needs expansion factors from the Department and other sources in order to estimate the growth of automobile traffic from now to 1985. The increased potential for travel via the new subway and transbay rail and bus lines is a major factor in determining these expansion factors. The staff is obtaining information from transportation agencies and other local and state sources and is using additional data developed by the Community Analysis and Research Section. The goal of these studies is to weigh the relative merits of competing transportation needs such as freeways and rapid transit.

Studies are also underway on water transportation to Marin and the northern counties. An application has been made to obtain federal funds for a feasibility study of ferries of either conventional or hydrofoil design between San Francisco and Sausalito, Tiburon and San Rafael.

TRANSIT TASK FORCE

The Assistant Director of Planning, Edward I. Murphy, has served on a special assignment by Mayor Shelley during the fiscal year as Director of the Transit Task Force with the responsibility of coordinating the construction and design of the segments of the BARTD system within the City. Among the important matters reviewed by the Transit Task Force was the design of the surface of Market Street following the construction of subway stations and the removal of the streetcar tracks. Recommendations, which were endorsed by the City Planning Commission, were made for four moving lanes of traffic and widened 35-foot sidewalks to better serve the increasing numbers of people who will enter downtown by transit on Market Street when the BARTD trains begin to run in 1970.

ISCOTT

Meetings of the Interdepartmental Staff Committee on Traffic and Transportation were attended twice a month by a representative of the Department of City Planning. This Committee continues to coordinate the staff efforts of five city departments to resolve problems pertaining to traffic and transportation.

HELIPORTS AND AIRPORTS

Proposals for location of a heliport into and from San Francisco at the East Bay Transit Terminal, at the Ferry Building, or at the Mission Rock Terminal Pier, were reviewed and analyzed for a joint hearing held by the City Planning Commission and the Public Utilities Commission.

A proposal for a general commercial airport between Islais Creek and India Basin was analyzed and reported to the City Planning Commission and a committee of the Board of Supervisors. The Commission recommended against the use of the proposed site, as modified by the applicant, for this purpose.

III. PUBLIC FACILITIES

PUBLIC HEALTH PLAN

An amendment to the text and map of the Health Center Location Plan was prepared, and was adopted by the City Planning Commission on March 17, 1966. This reflected revised administrative policies and incorporated new site locations.

After the adoption by the City Planning Commission of the Public Health Location Plan in May 1960, the ten existing health districts in San Francisco were consolidated into five larger semiautonomous health districts, each to be served by a major district health center, staffed with a team of physicians, nurses and sanitarians under a district health officer, to provide within each area a well balanced public health program designed to meet the needs of that particular district. Partially staffed substations for the convenience of the public were also proposed in each district.

The San Francisco Department of Public Health, working with the Department of City Planning and the State Department of Public Health, developed such a plan, which was predicated upon administrative reorganization rather than on physical relocation of proposed facilities.

Following development of the plan and the new administrative structure, a program for the construction of five major district health centers at the rate of one center each year was proposed in 1962. This program took into account the availability of federal and state funds through Hill-Burton allocations, as a partial offset of the cost of new construction.

The program has been submitted by the Department of Public Health and reviewed by the City Planning Commission in Capital Improvement Programs since 1962, and precise locations for four of the centers have been approved by the Commission. Federal, State, and City funds have been made available for land purchase and construction for these four centers.

IV. URBAN RENEWAL

REDEVELOPMENT

Chinese Cultural and Trade Center: A Preliminary Redevelopment Plan for the Chinese Cultural and Trade Center Redevelopment Project Area (the old Hall of Justice site)was prepared and adopted by the City Planning Commission on July 29, 1965. The final plan was reviewed and approved as in conformity with the Master Plan by City Planning Commission Resolution No.5928, adopted September 16, 1965.

Butchertown: Studies were made jointly with the Redevelopment Agency staff to select a site for an industrial renewal project. As a result, the Butchertown Redevelopment Project Area boundaries were selected by the City Planning Commission, by Resolution No. 5995, on May 26, 1966. The Butchertown project is east of Third Street at the northwestern base of the Hunters Point ridge where there are several slaughter-houses and meat packing plants which give the area its name. Much of the 122-acre area is presently vacant or used for auto wreckers and junk yards. This project is sponsored by the San Francisco Chamber of Commerce in the expectation that a fine industrial park can be developed here which will contribute to the renaissance of the entire South Bayshore area.

South of Market: The Planning Commission reviewed at three meetings the Redevelopment Agency's final plan for the South of Market Redevelopment Project Area D-1, referred to as the Yerba Buena Center.

By Resolution No. 5826 the Commission approved the preliminary redevelopment plan for the Project on October 1, 1964. On November 18, 1965, the Commission took the final proposal under advisement to permit an opportunity for interested parties to monitor the Commission's review. The Commission requested the Redevelop-ment Agency to provide details of its relocation plans for an independent examination, and at its meeting on January 13, 1966, the Commission unanimously adopted Resolution 5954 approving the final Redevelopment Plan for Yerba Buena Center. Two alternate land use schemes were specified: Land Use Plan A, which in general

reflected the recommendations of the preliminary plan, and Land Use Plan B, providing a parcel-by-parcel substitution in the event that the Sports-Convention Arena will not be constructed. Land Use Plan B had previously been modified by the Redevelopment Agency to accept a recommendation of the Planning Director to the Commission that all high-density office structures be concentrated north of Mission Street and east of Third Street.

The Commission expressed its concern that the relocation of residents and businesses be phased so as to minimize the burdens of dislocation. It was also recommended that any major public improvements requiring local financial assistance be coordinated with the priorities established as part of the Capital Improvement Program.

General Neighborhood Renewal Plan: The Rapid Transit Corridor Study, leading to a General Neighborhood Renewal Plan, commenced early in 1965. The Department of City Planning and San Francisco Redevelopment Agency jointly have studied the neighborhoods in the corridor along the transit route to determine what improvements might be undertaken so that these neighborhoods can benefit from the impact of rapid transit. In working with interested individuals and organizations, the study group has identified needs and problems in the various neighborhoods and proposed specific types of renewal treatment. In general, the major emphasis proposed will be on rehabilitation of existing structures and the provision of needed public improvements. Tentative renewal plans have been presented at public meetings of neighborhood organizations and in many instances have been altered to reflect residents' and owners' interests.

In line with the Board of Supervisors' earlier instructions to devote special attention to the possibility of a renewal project in the Inner Mission, the study group prepared a renewal proposal which, after numerous meetings with interested groups, and approval by the City Planning Commission, was presented to the Board of Supervisors for approval of a federal assistance grant which will form the basis for detailed investigation and planning in the Inner Mission.

As a step in this direction, the architectural firm of Okamoto and Liskamm, under contract with the Department of City Planning, completed a design study of suggested commercial and residential development along Mission Street. Particular emphasis was given to the blocks in the vicinity of the 16th Street and 24th Street rapid transit subway stations.

Other parts of the Rapid Transit Corridor Study area that have been given special attention include the Portsmouth Corridor adjacent to the planned new Chinese Cultural and Trade Center, the Powell Plaza area, the Upper Market-Eureka Valley district, the East Mission district, and Bernal Heights. Proposals in the form of sketch plans for improvement of these areas will be further reviewed by residents and property owners to lay the groundwork for orderly development, and will be reflected in the final report, now in preparation.

Code Enforcement: New provisions in the Housing Act of 1949, as amended, authorize grants to municipalities to assist them in carrying out programs of concentrated code enforcement. Inasmuch as the Superintendent of the Bureau of Building Inspection, who is in charge of the concentrated code enforcement program, recommended that the City should not have duplicate programs of code enforcement -- one Federally assisted with certain benefits to property owners and tenants, and the other without such benefits, it was decided that an application should be made to the Federal Government for funds to carry out programs of concentrated code enforcement in three already designated conservation areas -- Great Highway, Glen Park, and Beuna Vista -- and a new area, Arguello Park, recommended to the Chief Administrative Officer by the Director of Planning. The City's concentrated Code Enforcement Program in the other designated areas, Pacific Heights #4 and #5, West Nob Hill and Visitacion Valley, is now nearing completion, and hence these areas were not included in the application to the Federal Government.

COMMUNITY RENEWAL PROGRAM

The Final Report on the Community Renewal Program study was submitted to the City Planning Commission in October 1965 by the consultant firm employed by the City Planning Commission, Arthur D. Little, Inc. The consultants also submitted a number of supplemental technical papers covering such subjects as the CRP simulation model, renewal organization and administration, urban amenities, costs of residential construction, condition of industrial and commercial properties, the economic environment of the City, a survey of renewal attitudes, and compilations of factors of population and housing in San Francisco.

On December 9, 1965, January 20, 1966, and March 31, 1966 the City Planning Commission held public hearings on the findings and recommendations contained in the report and its proposals for general objectives, renewal actions, and type of renewal treatment proposed for the various districts of San Francisco.

Upon completion of its consideration and review the City Planning Commission accepted the final report as a basis for revising the Urban Renewal section of the Master Plan and for the preparation of an annual development program closely related to the annual capital improvement program.

The Community Renewal Program study has given the City a new planning dimension and has laid the foundation for a continuing program. It has provided a wealth of data on neighborhoods and the make-up of their population, as well as original data on the industrial and commercial base of the city and its future potential, all of which have already been used intensively in city-wide planning and development programs currently under way. The Downtown Zoning Requirements Study, the Transit Task Force Studies, the Economic Opportunities Council, the Northern Waterfront Study, the preliminary analysis studies for a "Demonstration City" project, and current studies by the United Community Fund, the Human Rights Commission, and others, including the Bay Area Transportation Study and the Northern California Transit Demonstration Study, have all made use of CRP material developed.

The CRP also developed proposals for the organization and implementation of development and renewal actions, a number of which have been initiated or implemented.

Eventually, a renewal program will operate in the same way that a capital improvement program operates - a six-year general program with one-year evaluations - and it will make use of a vastly enhanced data base together with the best analytical techniques available to planning departments. The study is of such a nature that neither it nor its components will be forgotten or laid to rest. Rather, it signals the start of a continuing planning and action program.

COMMUNITY ANALYSIS AND RESEARCH

In their final report on the Community Renewal Program, the consultants recommended that the information developed in the course of their two and a half year study be kept current, that a system of "key symptomatic indicators" of the state of the city be developed, and that the simulation model be made an integral device in the evaluation of city programs. In their earlier report, one of a series on the Organization and Administration of planning and renewal in the City, the consultant recommends that a special division, responsible for "economic and social analysis, statistics, and special studies", be created in the Department of City Planning. In the budget for the fiscal year of 1965-66, the need for such a section was formally recognized, and five positions were assigned to it.

Recruitment for the positions began in July 1965. By the end of the year the senior planner, assistant planner-urban sociologist, and the research assistant were permanent members of the Department staff, serving their probationary terms, but the associate position and the assistant planner-economist-demographer were not yet filled from permanent civil service lists.

Projects in keeping with the basic aims of the section included:

1. Study of the Vacancy Rates in four or more unit Apartment Buildings in San Francisco.

This study was undertaken as a cooperative venture with the Bay Area Council. The Department supplied the services of a research assistant, workspace, and graphic materials for the study, which required approximately a month and a half to complete. The results have been published in the Northern California Real Estate Research Report for the first quarter of 1966. The study, a field sample of approximately 1,000 structures, is the first survey to be undertaken in such detail in the City in recent years.

2. Post-censal Intercensal Estimate of the Population of San Francisco.

To satisfy a need for information about the size of San Francisco's population since the census, a post-censal estimate of population for 1964 was carried out by Mr. Vance Elliott, economist-demographer. Although there are estimates prepared by other agencies, notably the State Department of Finance, no independent estimate for the City has been prepared by this Department in recent years. When it is completed, the Department will have an estimate providing considerable detail about the age, sex and color composition of the population upon which it may rely for planning purposes.

3. Survey of Building Activities Affecting the Housing Supply.

In January, work began on the collection of information from the Bureau of Building Inspection, the Central Permit Bureau, and other City Agencies which would lead to the establishment of an up-to-date inventory of housing units in the City. Certificates of final completion for new construction and for those alterations having the effect of adding to or diminishing the stock were tabulated for the period 1960 to the present. Some 8,000 individual records were acquired in the course of the survey. These records have been keypunched and are now ready for tabulation and correlation by City computer

facilities. Their processing will provide extremely valuable information about the changes in housing inventory by area of the city from 1960 to the present time. This information will not only serve to identify those neighborhoods in which extensive changes in the housing stock have taken place through construction and demolition activities, but will also serve the demographer in his analysis of population by census tract. This information continues to be gathered on a bi-weekly basis and will become a regular part of the data service the Department will provide for a number of interested users. It is a unique collection of information, since no other agency in City government has, as yet, collected statistics bearing on this subject from all sources affecting the supply of housing. In gathering the information, it was also possible to observe certain minor changes in the collection process that would vastly improve the accuracy and hence the usefulness of the records.

4. Participation in the City Demonstration Program Application.

From March through July of the year, various members of the section participated in the preparation of an application for the City Demonstration Program. Statistical information was specially tabulated for this project, and, in addition, a good deal of time was spent by the senior member of the section in attendance at meetings and assistance in the preparation of memoranda. Though a major deflection from the aim of the section, it proved a valuable test of the data resources at hand and the potential for their employment. The need for supplementing available information, particularly those statistics for small areas within the city, became apparent in the course of this work. Data more recent than those offered by the 1960 Census are extremely difficult to accumulate for smaller areas, yet these statistics are vital for gaining an insight into the processes of change occurring in neighborhoods. Without them, planners are handicapped by the need for undertaking special studies of existing conditions for each new project. Upon the development of an information system capable of regular revision, the need for many of these special studies may, in fact, be eliminated.

5. Work on the San Francisco Simulation Model of the Housing Market.

As the fiscal year of 1965-66 ended, funds for a contract with the Arthur D. Little Co., Inc., were held over for the following year's budget. The money, $15,000, was intended to accomplish two purposes: 1) to effect minor changes in the simulation model that would permit it to be used as a device for evaluating the impact of public policies on the housing market; 2) to train permanent staff members of the Department in its operation and application. The second goal could not be fulfilled until permanent staff had been certified by the Civil Service Commission for the section. The necessary deflection imposed by the City Demonstration Program Application made it impossible to commence work on the highly complicated job of model analysis at an earlier date. However, in the new fiscal year, the analysis and further development of the simulation model will assign a priority compatible with the demands that it will make upon staff time, and it is hoped that by the end of January, 1967, the work accomplished will demonstrate that the model is ready to be used as an integral part of the planning program.

V. SPECIAL PROJECTS

NORTHERN WATERFRONT STUDY

The Northern Waterfront Study is a joint undertaking by the San Francisco Port Authority and the Department of City Planning having as its overall objective the enhancement of that area on and near the waterfront between Fort Mason and China Basin. For the Port, it will provide a 20 year development plan. For the City, it will result in a long range Master Plan guiding public and private development in the area.

Under contract to the Port Authority, Arthur D. Little, Inc., as economic consultant, has completed an evaluation of port facilities and advanced in its studies to determine future port needs. In March, 1966, the City Planning Commission engaged the services of John S. Bolles, Architect, as design consultant to assist the Department of City Planning to develop a Master

Plan incorporating design standards, height and bulk limits, land use and transportation plans, open space requirements and other elements essential to a comprehensive and harmonious approach for development of the waterfront area. These standards will apply to port-owned, city-owned and privately-owned properties. A related contract was drawn up in June, 1966, with Arthur D. Little, Inc. who, working with the design consultant, will serve as economic consultant for the City Planning Commission to estimate space demands for non-port properties and to determine the economic feasibility of alternative Master Plan proposals to be considered and of the Master Plan which is to result from the study.

During the past year the Department of City Planning completed a comprehensive land use survey of non-port properties and in April forwarded an 80-page summary of findings to the consultants. This summary combined with that for the port-owned properties will serve as a basis in determining and evaluating criteria for the Master Plan. It is intended that the study be completed in September, 1967.

REGIONAL PLANNING AND ORGANIZATION

The Department was represented on official intercounty and regional planning agencies and committees in the Bay Area, including the Planning Director's Committee of the Association of Bay Area Governments (ABAG) and the Peninsula Highway Design Committee (San Francisco, San Mateo County, and Santa Clara County). Consistent liaison was maintained by the Department, and information was provided to ABAG, the Bay Area Transportation Study Commission (BATS) and the Bay Conservation and Development Commission (BCDC).

Arrangements for a "residency" of a professor of political science to study organizational aspects of regional planning and regional government in the Bay Area were undertaken jointly during the year by this Department and by the Mayor's Office. Professor Robert Clarke of Aquinas College, Grand Rapids, Michigan was sponsored by the National Center for

Education in Politics, an educational non-profit foundation, to assist on a parctical project in a local government agency, acting in the capacity of an "intern" or "resident", at no cost to the city. This Department provided space and housekeeping facilities, and considerable staff assistance and information.

Professor Clarke, under the general direction of T. J. Kent, Jr., the Mayor's Deputy for Development, undertook an analysis of Bay Area regional agencies and of San Francisco's existing and potential role relating to them. Agencies studied - at first hand including interviews, and conferences with officers and attendance at board meetings - included the Bay Area Rapid Transit District, the Association of Bay Area Governments, the Bay Area Transportation Study Commission, the Bay Conservation and Development Commission, and the Bay Area air pollution and water pollution control boards. Professor Clarke was able to play an important liaison role between these various regional bodies, as well as between them and officials of San Francisco.

A valuable end-product of Professor Clarke's residency was the development, under Mr. Kent's direction, of a policy statement for Mayor John F. Shelley "San Francisco and the Future Governmental Needs of the Bay Area" which with minor modification was adopted by the Board of Supervisors as the official policy of the City and County of San Francisco. In this statement a pattern of representative regional government was proposed for eventual consolidation of the existing regional agencies (BART, BATS, ABAG, BCDC and the others).

Professor Clarke reported monthly to the City Planning Commission on his findings, reactions and tentative conclusions.

South Bayshore-Hunters Point: In January, 1966, preliminary work was started on the South Bayshore-Hunters Point Planning Project. The history and past planning in the area was reviewed and a report on a visual survey of the area was prepared. Base maps have been prepared and data assembled on land use and land use trends, derived from the 1920, 1948 and current land use surveys. Specific development planning for the area has been scheduled for the 1966-67 year.

VI. REFERRALS AND CAPITAL IMPROVEMENT PROGRAM

REFERRALS

During the fiscal year, the Department received 100 Master Plan referrals; an additional four referrals were pending at the beginning of the period. The Planning Commission considered 50 of these items and determined: a) 41 referrals were in conformity with the Master Plan; b) three were either in conformity or did not affect the Master Plan, as noted; c) one application was approved in part and denied in part; d) five were not in conformity with the Master Plan. The Director of Planning administratively considered 42 referrals; 18 of these were found to be in conformity, and another 24 did not affect the Master Plan. Five applications were withdrawn. At the end of the fiscal year, a total of 7 referrals remained for evaluation.

Referrals considered by the City Planning Commission chiefly concerned street vacations (14), acquisition, sale or exchange of property (11), and sidewalk widths (10). The largest category of referrals treated administratively by the Director were revocable permits (18). (See Appendix II for a detailed list of referrals and actions taken.)

SUBDIVISION REFERRALS

Subdivision Referrals: Pursuant to Section 118 of the Charter, the Director of Public Works forwarded to the City Planning Commission, for review and report, four new subdivisions and eight proposals for resubdivisions. After evaluation by the staff of the twelve proposals, the Commission or the Director of Planning determined that all of them were in conformity with Master Plan principles and City Planning Code standards. (See Appendix III for a detailed list.)

CAPITAL IMPROVEMENT PROGRAM

During October, November, and December, 1965, the Department analyzed nearly 750 projects for capital improvements or for reconstruction and replacement which 31 City departments and agencies had submitted for review for the six-year period 1966-67 through 1971-72. The City Planning Commission considered these departmental schedules of projects at public meetings on December 14, 1965, and on January 7, 1966, and reviewed all proposals for the ensuing budget year 1966-67 for conformity to the Master Plan. The six-year schedules were published on January 20, 1966, in the annual Capital Improvement Program report required by Section 69.1 of the Charter. This report reflected the Planning Commission's decisions as to the relationship of projects to the Master Plan and listed the policy statements and recommendations adopted by the Planning Commission for coordinating projects in the various departmental schedules.

Copies of this report were delivered to the Mayor, the Board of Supervisors, and to all interested departments. It served as a working paper to assist the Budget Priority Committee and the Capital Improvement Advisory Committee in reviewing budget requests for fiscal year 1966-67 and bond issue proposals for the November, 1966, ballot.

The Planning Commission reviewed late submissions on February 10 and supplementary budget requests for capital improvements on April 28, 1966, to determine their relationship to the Master Plan.

The Director of Planning serves as one of the seven members of the Capital Improvement Advisory Committee, which this year has been consolidated with the Budget Priority Committee. Pursuant to an ordinance amending the Administrative Code, the reconstituted Committee is responsible for recommending to the Mayor and the Board of Supervisors: 1) Priorities and a financing plan for projects classified as maintenance and repair, replacement and reconstruction, and capital improvements; and 2) priorities for proposed bond issues, integrated with the financing plan, with analysis of cost and feasibility.

During February and March 1966 the Committee reviewed departmental schedules of capital improvement projects and assigned priority ratings to budget requests for fiscal year 1966-67. In April the Committee reviewed supplementary budget requests, and in June, 1966, it endorsed two bond issue proposals for capital improvements to finance an expansion program for the International Airport and a modernization program for the Municipal Railway. The City Planning Commission has also endorsed and recommended passage of these two bond issues on the November 1966 ballot.

The staff revised the Capital Improvement Program report of January 20 to reflect the ratings and recommendations of the Capital Improvement Advisory Committee as to project priority, timing of expenditures, cost estimates, and source of funds. The revised Capital Improvement Program report for the six-year period 1966-67 through 1971-72 was published in July, 1966, as the eighteenth annual report. It incorporated funding data derived from the annual appropriation ordinance, which the Board of Supervisors adopted in May, 1966.

In the new fiscal year the City Planning Commission will broaden its review of projects for conformity to the Master Plan to include the full six-year period covered by the Capital Improvement Program. The Planning Commission will also assign general priorities to all projects submitted for that six-year period in its

annual review. In turn, the Capital Improvement Advisory Committee will assign specific priorities to those projects and will develop a financing plan for the six-year program. Each year the Board of Supervisors will have the responsibility for adopting a continuing six-year Capital Improvement Program, and the financing plan, after considering recommendations from the Planning Commission and the Capital Improvement Advisory Committee. This department will assist both the Planning Commission and the interagency Committee in discharging these increased responsibilities. The Board of Supervisors provided the additional positions needed for this expanded staff support in the 1966-67 budget of the Department.

VII. PUBLIC INFORMATION SERVICE

A considerable amount of time was spent by the Director and members of the department's staff promoting public interest in the affairs of the planning department, clarifying matters for individuals and organizations, and assisting local property owners.

Staff members served on committees of various local and regional organizations, representing Commission policy and the professional planning point of view. Assistance was given to numberous civic and neighborhood associations throughout the City. Students frequently visited the offices of the department; staff members occasionally accepted invitations to classrooms to discuss current projects and general policies of the department. Foreign visitors (planners, architects, city officials), anxious to become familiarized with local planning problems and techniques, were frequent guests of the department. As in the past, two interns from the Coro Foundation were assigned to the department for a six-week study period.

The Director of Planning attended the Annual Conference of the American Institute of Planners in St. Louis, and, with the President of the Commission, attended the Annual Conference

of the American Society of Planning Officials in Philadelphia. Extensive recruiting was undertaken in Philadelphia and formal oral interviews were conducted, with the Director serving as a member of the oral board, under Civil Service Commission auspices.

VIII. GRAPHICS SECTION

The Graphics Division, consisting of five City Planning Draftsmen supervised by one Senior City Planning Draftsman, is responsible for the maps and general drafting for the department. During the year, in addition to the maps, plans, charts and other exhibits which are component parts of all the studies listed above, a number of special maps were prepared as described in Appendix IV.

Continuing revision of the Official Zoning Maps and supervision of their reproduction is done by the Graphics Division for the Clerk of the Board of Supervisors.

ZONING DIVISION

The Zoning Division of the Department of City Planning, headed by the Zoning Administrator, is assigned primary responsibility under the Charter for the City's zoning activities: (1) administration and enforcement of the City Planning Code, (2) the hearing of variance requests, (3) the study and processing of zoning applications filed for consideration by the City Planning Commission and Board of Supervisors, and (4) the conduct of code revision studies.

The permanent staff of the Zoning Division during the fiscal year 1965-66 was stabilized at 14 technicians and three clerks. A new position at the Senior level was added at the beginning of the year, to serve as chief of the Code Revision and Special Projects Section. On the resignation of the Zoning Administrator in March, 1966 an acting Zoning Administrator was appointed pending completion of Civil Service examinations for this position. This and other personnel changes resulted in some internal reassignments of work responsibilities. Although there was some turnover at the Assistant Planner level, all technical positions were capably filled at the end of the year.

ZONING INFORMATION

One of the most vital functions of the Zoning Division is the continual provision of zoning information and assistance to the general public. The substantial amount of staff time spent on this function is more than justified by its value in expediting subsequent applications and avoiding undue complications. Furthermore, and equally important, the effectiveness with which it is performed plays a large part in shaping the attitude of the public toward zoning and planning generally in San Francisco.

Careful analysis of the problems presented by property owners and builders is imperative, and a large flow of inquiries, in person, by telephone, and by letter, occurs constantly. Toward the end of the year the volume of inquiries fell off somewhat, counterbalancing personnel changes during this period. The time of two to three technicians was assigned to this function, which is shared by most staff members on a rotation basis.

REVIEW OF APPLICATIONS FOR PERMITS

Review of the broad range of permit applications, to ascertain conformity to the Planning Code, continued to be the largest and most complex function of the Zoning Division. The time of three technicians was necessary for this function during the year, including the added responsibilities of the Permits Section with respect to sign applications. An increased emphasis was placed on the review of legalization applications during the year, as compared

with other types of building permit applications. Consequently a more thorough job could be done in reviewing such applications, which are in effect a means of remedying previous deficiencies with respect to Building and Planning Code inspection and enforcement.

The permit applications reviewed during the fiscal year are summarized below, together with data on those for which disapproval was required under the Planning Code:

A. Building Permit Applications

	Reviewed	Disapproved
Building permit applications other than for legalization or signs (new buildings, alterations, grading)	3246	14
Legalization applications	986	18
Sign applications	1438	27
Total Building Permit Applications	5670	59

B. Miscellaneous Permit Applications Referred From Other Departments

Fire	116	0
Police	236	1
Public Health	106	1
Public Welfare	29	0
Public Works	176	0
Total Misc. Appls.	663	2
TOTAL APPLICATIONS	6333	61

In accordance with the procedure instituted in May, 1964, building permit applications with no zoning significance are not referred to the Zoning Division by the Bureau of Building Inspection (Department of Public Works). The purpose of this procedure is to eliminate duplication of effort and delay in processing permit applications

without adversely affecting the thoroughness or quality of review. The procedure is generally operating in a satisfactory manner; however, in some cases applications with zoning significance are inadvertently not referred to the Zoning Division. Efforts are being made to remedy this problem.

In the case of applications for sign permits, the Planning Commission continued to exercise discretionary review functions during the early part of the year. However, upon the effective date of the new sign ordinance in November, such functions ceased, and the Zoning Division undertook an expanded program of administrative review, under the provisions of the new ordinance and new administrative procedures. With respect to such administrative review, the major problems facing the staff concerned applications for those types of signs for which a permit had not previously been required. These include principally painted signs on walls, canopies and awnings.

Major new office buildings for which permits were approved during the year include: the Bechtel building at the northwest corner of Beale and Mission Streets (23 stories, 327 feet, F.A.R. 14:1); the Insurance Center building at the SE corner of Clay and Sansome Streets (16 stories, 220 feet, F.A.R. 13:1); a 7-story building at the southeast corner of Folsom and Hawthorne Streets to be leased to Pacific Telephone and Telegraph Co.; the First Savings building at the southwest corner of California and Sansome Streets (26 stories, 359 feet, F.A.R. 19.6:1).

Other major new buildings include: the Sequoias, a 300-unit, 280-foot retirement center on Geary Boulevard in the Western Addition A-1 Redevelopment Area; a new complex of buildings for the Franklin Hospital; and a combination commercial-residential complex on the former Simmons Mattress Company site on North Point Street.

Major expansions and alterations include the Pacific Telephone and Telegraph Co. at the southeast corner of Bush and Quincy (from 7 stories, 120 feet, F.A.R. 5.8:1 to 16 stories, 290 feet, F.A.R. 9.2:1), and a retail store, a restaurant, office commercial complex conversion of the Cannery Building at Beach and Leavenworth Streets. The Pine Street Telephone Company expansion was disapproved by the City

Planning Commission in a discretionary review, because of its effect on St. Mary's Square, but the City Planning Commission was overruled by the Board of Permit Appeals on appeal.

A permit application was received for the new Bank of America world headquarters on the block bounded by Kearny, California, Montgomery and Pine Streets, but final action on the application was not taken during the year. This building would be the tallest in San Francisco.

ENFORCEMENT

A sound enforcement program in Planning Code violation cases creates an atmosphere of respect for the Planning Code that assures willing compliance by the great majority of people. The time of one technician was devoted to such work during the year. General enforcement activity for the past year is summarized in Appendix V at the end of this report. One hundred and thirty-seven new cases were opened, which when added to the 110 carried over from the previous year give a total of 247 open cases; of these cases, 158 were closed during the year and 86 were still open at the end of the year.

Primary attention was given to complaints of use violations, since these are felt to be the most damaging to the fabric of zoning regulation.

Enforcement efforts also continued to focus upon the program for the removal of illegal general advertising signs in Residential districts, a program that had been renewed in March, 1964 in order to complete a city-wide program initiated by the Planning Commission in 1952. Most of the small sign companies removed their remaining illegal signs as soon as they were assured that the signs of all companies were now being required to come down. Efforts to remove the last 52 illegal billboards in Residential districts owned by the two large companies culminated in an agreement in August between the Companies and the City Attorney's office setting definite termination dates for these billboards. Pursuant to this agreement, 15 billboards were removed by the middle of November.

A number of enforcement cases that arose during the year were related to the passage of the new sign ordinance. The particular provisions of the ordinance giving rise to such violations were those prohibiting:

a) signs projecting more than 75% of the sidewalk width, specifically with respect to signs on awnings and canopies;
b) all projecting signs in the Civic Center Special Sign District; and
c) changes in copy on nonconforming business signs.

Requests for general review of possible illegal unit and rooming house situations were again received from several single-family neighborhoods during the year. The work program of the Division did not permit sufficient attention to be given this problem, although surveys of illegal units in several such neighborhoods were made. In order to attack the situation on a comprehensive basis, a Planning Code revision affecting the definition of "family" and the number of roomers permitted in single-family districts is essential and work has been initiated to develop needed modification.

Another increasingly important type of case involved efforts to enforce the generalized "performance standards" required by the Planning Code. In particular, several cases involving complaints of excessive noise caused by night club operations, compressor motors, and inadequate building construction features, received extensive attention from the Enforcement Section.

Problems caused by lot splits where the original property constituted an indivisible Planning Code "lot" were also prominent. The effect of such lot splits is to leave one or both resulting lots deficient with respect to parking, density and other Planning Code standards. In one such case a variance application by the purchaser of a parcel of land separated from a Planning Code "lot" to permit construction of a single-family dwelling on the parcel he had purchased was denied by the Zoning Administrator, but granted on appeal by the Board of Permit Appeals. The City then took legal action against the seller of the parcel for violating the Planning Code; resolution of this legal action had not been made by the end of the year.

The opening of a discount store operation on residentially-zoned Nob Hill was averted through prompt legal action by the Staff and the City Attorney's Office in response to a newspaper announcement of the proposed store.

AMENDMENTS TO THE CITY PLANNING CODE; SETBACK LINES; CONDITIONAL USES

Applications for amendments to the Planning Code text or zoning map, for setback changes, and for conditional uses, are considered by the Planning Commission before any action thereon by the Board of Supervisors. During the year the Commission, at its monthly hearings on such matters, had before it 96 applications - 75 filed during the year and 21 carried over from the preceding year. These cases are tabulated in Appendix VI at the end of this report. The time of one-and-a-half technicians was used for staff work on these cases during most of the year; however, in the last few months it became difficult to allocate this ammount of time because of personnel readjustments stemming from the departure of the Zoning Administrator.

The Planning Commission took final action in authorizing 27 conditional uses. As a result of applications approved by the Commission, the Board of Supervisors adopted 4 amendments to the zoning map and 1 amendment to the text of the Planning Code.

The most significant of the conditional uses and map amendments included:

1. The approval of two convalescent hospitals. Three other such applications, however, were denied because of the size and density of the proposed facilities in relation to neighboring low and medium-density residential areas - but the Board of Supervisors subsequently overruled the Commission in these cases on the basis of an urgent city-wide need for this type of medical facility.

2. Approval of the "Sequoias" - a large-scale privately developed housing project for the elderly in San Francisco.

3. A sizeable reclassification from R-2 to C-2 and conditional use for a shopping center for Payless Drug Stores in the southwestern part of the City.

4. Expansion of a podiatry hospital in the Western Addition.

5. Replacement of the Shriners Hospital on 19th Avenue with a new building on an adjacent site.

6. A two-fold expansion of the USE discount department store on Alemany Boulevard.

7. A new 11.4 acre campus for the St. Ignatius High School on previously undeveloped land forming part of the Sunset Community Center.

8. A 980-foot high television transmission tower in Sutro Forest.

9. A major expansion of the San Francisco Art Institute on Russian Hill.

10. Expansion of facilities at the San Francisco College for Women on Lone Mountain.

11. Conditional use and reclassification to allow a new Mayfair Market near the programmed Balboa Park Rapid Transit station on Ocean Avenue near City College. This would be the first major new commercial development in this area of the City in some time.

12. Reclassification from M-1 to C-3 to permit a 7-story office building at Folsom and Hawthorne Streets, without providing off-street parking to the extent otherwise required.

Requests for reclassification and a change in height limits to accommodate a restaurant on top of the Fontana Tower on the Northern Waterfront were denied by the Commission, and the denials were upheld by the Board of Supervisors.

Several large-scale applications for reclassification from R-3 to R-2 in the Grandview area near Upper Market Street were pending before the Commission at the end of the year. These had been initiated by residents of the affected area.

Compared with many other cities, the volume of zoning map amendments in San Francisco is relatively low, and only 65 map amendments have been approved since the May 2, 1960 effective date of the current Planning Code. This record reflects both the fairly stable land use patterns of the City and a determination by the Planning Commission and the Board of Supervisors to require good reason for changing the city-wide zoning pattern established in 1960.

VARIANCES

Variances from such provisions as those relating to lot width and area, coverage, rear and side yards, height, and parking may be granted by the Zoning Administrator, on application and after public hearing, wherever he is able to make affirmative findings of fact in support of a series of five requirements that must be met if a variance is to be granted. As indicated in Appendix VII, 80 applications were filed during the year, compared with 84 in the preceding year.

The 77 applications on which final action was taken by the Zoning Administrator during the year involved requests for 104 variances from the various provisions of the Planning Code. Seventy (67%) of these variance requests were granted, although many were granted only in part or with specific conditions attached. The Board of Permit Appeals granted certain additional variances in overruling denials by the Zoning Administrator in 17 cases.

Among the major variance applications of the year were a number of parking variance applications requesting the continuance of dwelling units which had been installed illegally, without providing the parking spaces otherwise required. The Zoning Administrator was able to grant some of these variances, but denied others. Several applications from the density standards of the Planning Code requesting the legalization of second dwelling units (so-called "mother-in-law" units) in R-1 zoning districts were also denied by the Zoning Administrator.

A parking variance application for a church in the Sunset district and two parking variance applications for commercial buildings in outlying commercial districts were disapproved by the Zoning Administrator, but granted on appeal by the Board of Permit Appeals. A number of parking variances were requested for properties in the downtown area; some of these applications were approved, others were still unresolved at the end of the year pending the result of off-street parking studies being made in the downtown area by the Department of City Planning and other City agencies.

Except during periods of unusually heavy filing of variance applications, half the time of a technician was sufficient to process these applications.

APPEALS TO THE BOARD OF PERMIT APPEALS

An appeal may be taken to the Board of Permit Appeals from administrative actions or from variance decisions of the Zoning Administrator. An administrative action, such as the disapproval of an application for a building permit, may be reviewed by the Board as to whether the action constituted error or abuse of discretion on the part of the Zoning Administrator. A variance decision may be reviewed as to whether the variance application does or does not meet all five of the conditions which the Charter and Planning Code specify as having to be met if a variance is to be granted.

In practice, applicants are almost always able to modify an application for a building permit in whatever way is necessary to comply with the Planning Code. As noted above in the section of this report on review of permit applications, there were only 61 disapprovals of permits of all types for Planning Code reasons in the past year, or 1% of the 6,333 permit applications reviewed. As shown in Appendix VIII, however, there were 27 appeals to the Board of Permit Appeals from these denials; and during this period, the Planning Code disapproval was sustained by the Board only 5 times and overruled 13 times. The latter cases continue to raise the question whether, as specified by the Charter and Planning Code, administrative disapprovals under the Planning Code are to be overruled only for reasons of error.

Twenty-two appeals were taken to the Board from decisions of the Zoning Administrator denying variances, and during the year 19 of these denials were overruled and 3 sustained by the Board. Two appeals were taken to the Board from decisions of the Zoning Administrator granting variances.

In the case of the permit application for a 15-story apartment building in an R-3 district on the northwest corner of 22nd and Missouri Streets, in which the Board had overruled the Zoning Administrator on a Code interpretation matter, a court decision was rendered early in the year. The court denied a writ of mandate requiring the Zoning Administrator to approve the permit application.

Another court case is presently pending on appeal, in which the lower court ordered the Zoning Administrator to approve a billboard in a residential rear yard. The City Attorney contends that the Board's action in this case in overruling the Zoning Administrator was illegal. The City Attorney also ruled during the year that where the new sign ordinance places flat prohibitions on certain signs, the Zoning Administrator's denial of permits for such signs cannot be effectively overruled by the Board.

In the case of the Beachcomber Motel on the Great Highway, an appeal of the Zoning Administrator's grant of a building permit was taken to the Board, and the grant was upheld. However, this case resulted in the adoption by the Planning Commission of a policy of discretionary review of all permit applications for buildings exceeding 40 feet in height in the Great Highway area.

In December the Zoning Administrator prepared a summary of the record of variance decisions during the two calendar years 1964 and 1965. This report showed that 85 per cent of the variance applications heard in the two-year period were granted, either by the Zoning Administrator or on appeal by the Board, and that 10 per cent were denied (the remaining 5 per cent were still pending before the Board). The report also indicated that in 80 per cent of the cases where applications had been denied by the Zoning Administrator, his decision was overruled by the Board, and that a final decision of denial occurred in only 14 variance applications out of 136 during the two-year period. Many of the overruled denials involved major deviations from Planning Code standards.

NONCONFORMING USE PROGRAM

Another continuous task of the Zoning Division is the administration of the provisions of the Planning Code dealing with nonconforming uses - those uses of property which do not conform to the regulations of the zoning district in which the property is located. The nonconforming use provisions in San Francisco are similar to those in other cities. The right to continue many such uses is currently subject to expiration at some definite future date under the provisions of the Planning Code, and various other categories of nonconforming uses, though not subject to expiration, are also specially regulated.

The time of one technician has been fully utilized for this program. Although the major work in connection with the 1965 expiration cases and the city-wide periodic resurvey has been accomplished, substantial work items remain to be done in the coming fiscal year which will require the continued utilization of one technician on a full time basis. These include: continued work on cases arising from the city-wide periodic resurvey; the carrying out of various follow-up surveys, notably those involving automatic conditional uses and non-terminable nonconforming uses; and a study of the impact of the standards in effect over the past 6 years and possible proposals for refining those standards.

The program for 1965 termination of low-assessment commercial and industrial uses in Residential districts and certain illegal uses was carried out with a great deal of success. The rate of compliance was high. In those relatively few cases where the best efforts of the Staff were unable to effect termination of the use, the City Attorney was requested to institute legal action.

Of the approximately 165 nonconforming billboards in R districts also subject to termination, only 5 were scheduled to expire in 1965 and these have been removed. As to the remaining 160, the new sign ordinance effective in November 1965 set a termination date of May 2, 1970 in place of the prior deadlines of 1968 and 1978.

A major project during the year was the periodic city-wide resurvey of nonconforming commercial, industrial and other special status uses in Residential zoning districts. The main purposes of this survey were to discover abandoned and demolished uses; to detect illegal expansions and conversions; and to find accessory signs erected in violation of strict sign requirements for nonconforming uses.

The 2600 uses scheduled to expire in 1980 or later constitute the largest group of nonconforming uses. This total includes commercial and industrial uses in R districts, which were resurveyed, as well as dwellings in industrial districts.

There is a continuing responsibility of the Staff to answer inquiries concerning the status of all nonconforming uses, to check the affected properties periodically, and to review building applications and changes of use concerning these properties.

Of particular interest in the nonconforming use program is the constant reduction of the overall number of nonconforming uses through the voluntary relinquishment of many such uses by their owners. Such relinquishment occurs through continued vacancy of the building, conversion of the space to a conforming use, or removal of the building for replacement with a new building to be devoted to a conforming use. In a few other instances, the nonconforming use itself becomes conforming through rezoning, the granting of a conditional use, or through establishment of a conforming transitional use. During the year the reduction of nonconforming uses through all these means continued at an average rate of 50 to 100 cases per year. Natural attrition is currently a stronger force for elimination of nonconforming uses than is the active intervention of the Planning Code, although the setting of definite future expiration dates by the Planning Code is undoubtedly one of the factors encouraging conformity through voluntary changes of use.

CODE REVISION STUDIES

As has been pointed out in previous annual reports of the Department, the 1960 Planning Code, while a great advance over the previous Code enacted in 1921, has required constant review and several major revision studies to bring it more closely in line with the changing needs of the 1960's. The revisions that have been made have often reflected increasing public awareness of the significant role that zoning can play in the further development of the City.

Under any circumstances, Planning Code revision is and should be a continuing process, occupying the time of one or more staff persons. During 1965-1966, more staff time was devoted to this work than in former years, with the Downtown Zoning Study constituting the major project to the exclusion of most other Code revision work.

The Downtown Zoning Study, directed toward the development of more refined zoning standards for the C-3 (downtown) zoning district and adjacent areas, commenced on July 1, 1965, with a special appropriation for the hiring of a team of consultants to supplement Department staff. During the year the study compiled a quantity of basic information on the downtown area and evaluated various possible new zoning standards for the guiding of downtown development. Two extensive Working Papers were produced at the six-month and twelve-month points in the study, and Progress Reports were issued monthly. Meetings were held with groups interested in downtown development, including a special committee composed of representatives of the various downtown interest groups. At the end of the fiscal year, work was under way on the preparation of a final report and development of detailed downtown zoning standards.

The comprehensive sign ordinance, which had occupied the Department staff to varying degrees for a period of five years, and which had been formally recommended to the Board of Supervisors by the Planning Commission at the end of 1963 as a new Article 6 of the Planning Code, was the subject of new hearings before the Planning and Development Committee of the Board in July 1965. The matter was then referred back to the Commission for its recommendations concerning certain possible amendments to the draft ordinance. The Commission voted against any significant weakening of the ordinance. The Board of Supervisors enacted an amended ordinance in October, and this ordinance became effective November 21, 1965. The Department thereupon set up more detailed review procedures for sign permit applications, as specified in the ordinance. Discretionary review of certain sign applications, carried on by the Commission for a number of years, was discontinued under the terms of the new ordinance. Surveys were begun of all signs subject to termination or special restriction, using field data sheets and photographs to establish a record of the location, size and other characteristics of such signs.

The major provisions of the new sign ordinance as enacted are:

1. refining existing provisions pertaining to signs in Residential zoning districts.

2. requiring removal of billboards in R districts within 5 years.

3. establishing standards for business signs in C and M districts.

4. prohibiting moving or rotating signs in all districts.

5. prohibiting flashing signs in C-1 and in some C-2 districts.

6. prohibiting rooftop and cornice-mounted signs and setting height limits for free-standing signs.

7. prohibiting future billboards and large business signs along freeways and certain scenic streets, streets facing parks, and in the Civic Center area.

8. requiring removal of nonconforming signs along parts of the freeway system within 10 years, along scenic streets in 5 years and in the Civic Center area in 1 to 5 years.

No other Code revision matters were current before the Commission or the Board during the year. At the end of the year the Commission was about to schedule for public hearing several revision matters which had been of concern for some time: standards for shirt laundries and automatic laundries; appeals from reclassification and conditional use actions of the Commission in cases where land owned by a governmental agency is within the area of property affected; and notice provisions in cases of large-scale reclassifications. This last amendment will facilitate the program of reclassification of some properties from R-3 to R-3.5 on a city-wide basis.

Other pending Code revisions in the established work program are expected to be acted upon in the coming year. Some of these revisions may be made in connection with the recommendations growing out of the Downtown Zoning Study, since those recommendations will affect a number of sections of the Code for which the need for revision has already been indicated.

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS: July 1, 1965 to June 30, 1966

Actual expenditures by the Department, for items other than personnel, compared with budget appropriations were as follows:

Appropriation No.	Budget	Supplemental Appropriations	Expenditures
4.119.200.000 (Contractual Services)	$ 39,993.00	$ - 0 -	$ 23,664.45
4.119.203.000 (Use of Employees' Cars)	75.00	- 0 -	70.53
4.119.269.000 (Other Professional and Special Services)	235,750.00	- 0 -	128,899.47
4.119.300.000 (Material and Supplies)	10,005.00	- 0 -	9,621.97
4.119.400.000 (Equipment)	10,477.00	- 0 -	8,934.47
4.119.800.000 (Membership Dues)	795.00	- 0 -	760.00
4.245.880.119 (Rents - Real Property)	21,120.00	- 0 -	15,840.00
	$318,215.00	- 0 -	$187,790.89

Revenues from Zoning Fees

Applications for Zoning Amendments	$ 1,250.00
Applications for Conditional Use Authorization	1,900.00
Applications for Variances	3,650.00
Setbacks	150.00
TOTAL	$ 6,950.00

MASTER PLAN REFERRALS PROCESSED DURING 1965-66 FISCAL YEAR

Abbreviations

CPC - Acted upon by City Planning Commission
Adm - Acted upon administratively
Dna - Does not affect the Master Plan

Referral Number	Date Received	Description	Action taken	Date
	AIRPORTS			
R66.54	4/30/66	Proposed India Basin Airport	Pending	
	CAPITAL IMPROVEMENT SUPPLEMENTAL			
R65.48	7/13/65	Reconstruction of Buchanan Street between Eddy & Willow Streets	In conformity Adm	7/14/65
R65.82	11/12/65	Superior Court alterations to courtrooms 433-435 & 426 in City Hall	Dna - Adm	11/15/65
R66.13	2/1/66	Capital Improvement Projects for 1966-67 not previously reviewed by CPC	In conformity or Dna as noted, CPC	2/10/66
R66.33	3/30/66	Capital Improvement Projects - late submissions for Master Plan review	In conformity or Dna, as noted, CPC	4/28/66
R66.34	4/21/66	Supplemental Budget Requests - Capital Improvement Projects	In conformity or Dna, as noted, CPC	4/28/66
R66.39	5/9/66	Capital Improvement Projects Supplemental appropriations	Dna - Adm	5/9/66
	HOUSING			
R65.63	8/24/65	Proposed housing project for the elderly in Block 1157, north side of McAllister St. bet. Broderick & Baker Streets	Withdrawn	
R65.66	8/31/65	Housing project for the elderly, Block 875, south side of Hermann St. bet. Fillmore & Steiner Streets	Withdrawn	

Referral Number	Date Received	Description	Action taken	Date
	Housing - continued			
R66.31	4/6/66	18th & Church Sts., housing site for elderly, addition of Lot 36, Block 3580	In conformity, CPC	4/14/66
R66.49	6/9/66	Housing site for elderly, north side McAllister Street, between Baker & Broderick Sts.	In conformity, CPC	6/23/66
	LAND ACQUISITION, SALE & EXCHANGE OF PROPERTY			
R65.61	8/13/65	Acquisition of property for firehouse, Engine Co. No. 43, Block 6338, Moscow St.	In conformity, CPC	8/26/65
R65.62	8/24/65	Sale of Lot 12, Block 2659, Market St. near 19th St.	Not in conformity, CPC	6/2/65
R65.71	9/30/65	Acquisition for Bay View District Health Center	In conformity, CPC	9/30/65
R65.76	10/20/65	Twin Peaks view protection, exchange of lands with Casitas Investment Company	In conformity, CPC	10/28/65
R65.77	10/28/65	Recreation & Park Dept., acquisition of lots 2-6 & 37-45, Block 7074 - Brooks Property	In conformity, CPC	10/28/65
R66.8	2/1/66	Grattan Elementary School expansion, Block 1281, Lots 11A, 12, 14 and 15	In conformity, CPC	2/24/66
R66.9	2/1/66	Bret Harte Elementary School expansion, Block 4944, Lots 14, 15, 16, 17; and Block 4964, Lots 33-37	In conformity, CPC	2/24/66
R66.10	1/31/66	Paul Revere Elementary School expansion, Block 5702, Lots 3-6 and 27-30	In conformity, CPC	2/24/66

Referral Number	Date Received	Description	Action taken	Date
		Land Acquisition, Sale & Exchange of Property (Continued)		
R66.11	1/31/66	Cabrillo Elementary School expansion, Block 1620, Lots 1C through 1E and 17-20	In conformity, CPC	2/24/66
R66.12	2/1/66	Block 4501, Lot 1, acquisition for pump station for SE effluent sewer	In conformity, CPC	3/3/66
R66.40	5/11/66	Sale of Tax Deeded properties	Pending	
		LEASE OF PROPERTY		
R65.32	4/29/65	Lease of Fire Department property east of Twin Peaks reservoir to United States of America	Month to month lease - Dna, Adm	5/26/65
			In conformity, provided, CPC	6/10/66
R66.15	2/7/66	Lease of Water Dept. property, Bryant St. pipe yard, Block 3777, Lot 52	In conformity, CPC	2/17/66
R66.30	4/6/66	Lease of Commerce High playfield for parking	Dna - Adm	4/12/66
		PARKING		
R65.52	7/22/65	Washington Square Underground Garage	In conformity, provided, CPC	5/12/66
R65.86	12/14/65	Marina District, neighborhood parking program	Approved (CPC) recc. reducing of sign size	12/16/65
		RECREATION AND PARK		
R66.50	6/16/66	Request for Federal funds to match State Bond monies for recreation expenditures	In conformity, Adm.	6/24/66

Referral Number	Date Received	Description	Action taken	Date
	REVOCABLE PERMITS			
R65.49	7/16/65	Underground electric transformer vault, south side of North Point St. west of Powell St.	Dna - Adm	7/22/65
R65.55	7/27/65	Parking bay on east side of Hyde St. south of Pine St.	Dna - Adm	7/28/65
R65.56	8/2/65	Encroachment permit, intersection of Armstrong Ave. & Mendell St. - fence & occupy street for private parking	Dna - Adm	9/21/65
R65.57	8/3/65	Encroachment permit, Sanchez St. W/S 57 feet south of 19th St., proposed auto turnaround in sidewalk area	Dna - Adm	10/6/65
R65.58	8/3/65	Encroachment permit, Beach, Leavenworth & Jefferson Sts., exterior building wall encroachment into sidewalk area	Dna - Adm	8/9/65
R65.59	8/3/65	19th St. west of Market St., permit to fence & occupy portion of street for landscaping	Dna - Adm	8/9/65
R65.85	12/2/65	Permit for placement of light standards in sidewalk of Fox Plaza	Dna - Adm	12/14/65
R65.88	12/28/65	Permit for gate across Frank St. at west line of Mason St.	In conformity, CPC	2/24/65
R65.89	12/27/65	Permit for overhead electrical conduit for illumination of 44 Campton Place	Dna - Adm	1/12/66
R66.1	1/3/66	Permit for eucalyptus tree in sidewalk area of 268 Ripley St.	Dna - Adm	1/12/66
R66.6	1/24/66	Permit to maintain wall in sidewalk area of 630 Grand View Ave.	Dna - Adm	2/16/66
R66.18	2/16/66	Permit to maintain building columns & subsurface footings in sidewalk area, 1055 Indiana St.; Block 4170, Lot 5	Dna - Adm	3/2/66

Referral Number	Date Received	Description	Action taken	Date
	Revocable Permits (Continued)			
R66.22	3/7/66	Southern Hills wall beautification, South Hill Blvd. & Canyon Drive	Dna - Adm	3/8/66
R66.26	3/17/66	Permit to occupy sidewalk area with entrance stairway, walkway, & landscaping. Block 3604, Lot 58, 20th St. between Noe & Sanchez Streets	Dna - Adm	3/22/66
R66.28	4/1/66	Permit to occupy sidewalk area with entrance stairway and car shelters in unimproved sidewalk area, Block 3604, Lot 70 and Lot 71, 20th St., between Noe and Sanchez Streets	Dna - Adm	4/6/66
R66.41	5/19/66	Revocable permit for 3 flagpoles and planter tubs in Montgomery St. sidewalk, east side, south of Sutter Street	Approved in part; disapproved in part, CPC	6/2/66
R66.43	5/27/66	Permit for three signs in sidewalk area at entrance Golden Gateway on Battery, Clay and Washington Streets	Dna - Adm	6/6/66
R66.44	5/26/66	19th & Minnesota Sts., permit for parking bay in sidewalk	Pending	
R66.45	6/2/66	Permit for 6-foot bldg. encroachment in sidewalk area, south side of Lombard St. east of Sansome St., Block 81, Lot 3	Dna - Adm	6/8/66
R66.47	6/9/66	Permit for loading bay in sidewalk area, Starr King Way, west of Franklin Street	Dna - Adm	6/28/66
R66.48	6/12/66	Permit for tunnel under Minna St. east of Mary St.	Dna - Adm	6/27/66
R66.56	6/21/66	Encroachment permit to install hydrophone cable underground, Great Highway and various streets	Pending	

Referral Number	Date Received	Description	Action taken	Date
	SEWERS & SEWER EASEMENTS			
R65.51	7/21/65	Sewer easement Holyoke & Dwight Streets	In conformity, Adm	7/23/65
R65.65	8/27/65	Reconstruction Richmond interceptor sewer, Fulton St. to Main Drive	In conformity, Adm	9/13/65
R65.72	9/30/65	Acceptance of Sewer Easement, Holyoke & Dwight Streets	In conformity, Adm	10/6/65
R65.73	10/11/65	Hudson Ave. sewer outfall	In conformity, Adm	11/8/65
R65.74	10/15/65	Bowdoin Street near Mansell Street, sewer easement	In conformity, Adm	4/19/66
R65.79	10/21/65	Sewer relocation in Santa Rosa Ave. for BARTD	In conformity, Adm	11/8/65
R66.2	1/4/66	Abandonment of sewer easement, Parnassus & Hillway Aves.	Dna - Adm	1/12/66
R66.17	2/10/66	Southeast sewage treatment plant, effluent outfall sewer extension	In conformity, CPC	3/3/66
R66.21	3/1/66	Sewer construction, Sixth St. between 16th & Channel Sts. and Channel St. between Sixth and Seventh Sts.	In conformity, Adm	5/2/66
R66.51	6/27/66	Edgehill Way - vacation of public service easement, Block 2933, Lots 9 & 10	Dna - Adm	6/28/66
R66.52	6/29/66	Sewer construction, Front St. from Market St. to Commercial St.	In conformity, Adm	6/29/66

Referral Number	Date Received	Description	Action taken	Date
	SIDEWALK WIDTHS & NARROWING			
R65.12	2/15/65	Proposed vacation & realignment of a portion of Anderson St. between Crescent Ave. and Ellsworth St.	Withdrawn	
R65.42	6/23/65	Change in width of sidewalks, Quint St. between Jerrold Ave. and Oakdale Ave.	In conformity, CPC	7/1/65
R65.44	6/30/65	Change in official width of sidewalk from zero feet to 9 feet, north side of Townsend St. between 8th and Division Streets	In conformity, Adm	7/6/65
R65.54	7/26/65	Change in official width, zero to 10 feet on south side of North Point between Mason & Powell St. and from 15 to 10 feet on east side of Mason from North Point to 36 feet southerly	In conformity, CPC	7/29/65
R65.70	9/23/65	Stanyan St. between Fell St. and 125 feet northerly of Fulton St., change in official sidewalk width on the west side	In conformity, CPC	9/30/65
R65.75	10/21/65	Anderson St. between 350 feet south of Crescent Ave. and its southerly termination, change in official width from 7 to 6 feet	In conformity CPC	1/20/66
R65.78	10/27/65	Head St. bet. Shakespeare St. and County Line. Change in official sidewalk width	In conformity, Adm	11/8/65
R66.4	1/10/66	Page St. bet. Franklin St. & Gough St., change in sidewalk width on north side from 15 to 10 feet	In conformity, CPC	3/17/66
R66.7	1/26/66	Halleck St., south side, between Sansome St. and 94' westerly, change in width from zero to 5 feet, 5 inches	In conformity, CPC	3/10/66

Referral Number	Date Received	Description	Action taken	Date
		Sidewalk Widths & Narrowing (cont'd)		
R66.27	3/31/66	Indiana St. between 23rd and 25th Streets, change in official sidewalk width from 15 to 8 feet	In conformity, CPC	4/7/66
R66.29	4/1/66	Madison & Pioche Sts., between Gambier St. & Valmar Terrace, change in official sidewalk widths	In conformity CPC	5/12/66
R66.32	4/6/66	Burnett Ave. north of Dixie Alley - realignment and establishment of sidewalk width	In conformity, CPC	5/12/66
R66.35	4/25/66	North Point St., south side, between Powell St. and The Embarcadero, change in official sidewalk width from zero feet to 10 feet	In conformity CPC	5/12/66
R66.38	5/5/66	16th and 17th Ave. north of Geary Blvd., change in official sidewalk from 15 to 10 feet	Pending	
R66.46	6/2/66	Hickory St. from Gough St. to 140' westerly, change in official sidewalk width	In conformity, Adm	6/3/66
		STREETS - MISCELLANEOUS		
R65.80	11/5/65	Reconstruction of Gilman Ave. bet. Fitch and Hunters Point Expressway	In conformity Adm	11/8/65
R66.25	3/15/66	Rechannelization of intersection: Lake Merced Blvd. and Brotherhood Way	In conformity CPC	3/24/66
R66.36	4/22/66	Washington & Clay Streets - proposed widening between Sansome & Kearny Streets	In conformity as modified CPC	5/28/66
R66.37	5/2/66	Rechannelization, Mission, Otis and 13th Streets	In conformity, Adm	5/4/66

Referral Number	Date Received	Description	Action taken	Date
	STREET VACATIONS			
R65.46	7/7/65	Moraga St. between 19th and 20th Avenues	In conformity provided ... CPC	7/15/65
R65.47	7/7/65	Somerset St. west of Campbell	Withdrawn	
R65.50	7/16/65	Portions of Alemany Blvd., Lipani & Whipple Aves. Reported as vacation of Lipani Ave. NW of Alemany	In conformity, CPC	9/30/65
R65.60	8/5/65	San Jose Ave. bet. 26th St. & Army St., or to vacate portion of said street fronting lots 24, 25, 26, 27 & 28 in Block 6568	In conformity, CPC	9/23/65
R65.67	9/8/65	Hampshire St. between 16th an 17th Streets	Not in conformity Revoc. permit recommended, CPC	1/13/66
R65.68	9/14/65	Maggie Alley east of Jones St.	Not in conformity CPC	9/30/65
R65.69	9/16/65	Arguello Blvd. bet. Parnassus Ave. and Irving St.	In conformity, provided ... CPC	1/6/66
R65.81	11/1/65	Hamerton Ave. bet. Bosworth and Chenery Streets	In conformity, CPC	1/27/66
R65.83	11/26/65	Somerset St. westerly of Campbell Ave.	Not in conformity CPC	1/27/66
R65.84	11/26/65	Humboldt St. easterly of Illinois St.	In conformity CPC	12/16/65
R65.87	12/15/65	Portion of Hoyt St., Sawyer St., Teddy Ave., and Arleta Ave. within the Visitacion Valley Jr. High School site	In conformity CPC	12/16/65

Referral Number	Date Received	Description	Action taken	Date
		Street Vacations (Cont'd)		
R66.5	1/10/66	Lane St., between Galvez and Hudson Ave.	Not in conformity CPC	2/10/66
R66.20	2/25/66	Thomas Ave. between Fitch and Griffith Streets	In conformity, CPC	4/14/66
R66.23	3/8/66	Air space vacation, Minna St., between 5th and Mary Streets	In conformity, CPC	4/7/66
R66.24	3/11/66	Summer St., west of Montgomery Street	In conformity, CPC	4/14/66
R66.42	5/20/66	Jennings St. and Meade Ave., Proposed vacation of portions of streets and exchange of property	Pending	
R66.53	6/29/66	Alemany Blvd., east of St. Charles Ave., vacation of portion of street	Pending	
		SUPPLEMENTAL APPROPRIATIONS		
R66.3	1/4/66	Appropriation to relocate Francis Scott Key statue	In conformity, CPC	1/14/66
		TRANSFER OF PROPERTY		
R66.14	2/3/66	W/L 24th Ave., Block 1779, portion of Lot 7 to Dept. of Public Health for Sunset-Richmond District Health Center, from Board of Education	In conformity CPC	2/10/66
R66.16	2/11/66	Abandonment of portions of Balboa Park and McKinley Square - severed by freeways	Withdrawn	

Referral Number	Date Received	Description	Action taken	Date
	UNDERGROUND DISTRICTS			
R66.19	2/25/66	Underground District, 27th Street, between Castro and Noe Streets	Dna - Adm	3/7/66
	UTILITY RELOCATION			
R65.45	7/6/65	Sludge force main relocation	In conformity, Adm	7/7/65
R65.53	7/23/65	AWSS facilities relocation for Southern Embarcadero Freeway extension	In conformity, Adm	7/27/65
R65.64	8/27/65	BARTD Montgomery St. Station, sewer relocation	In conformity, Adm	10/1/65

San Francisco Department of City Planning

SUBDIVISIONS AND RESUBDIVISIONS Reviewed During 1965-66 Fiscal Year

Referral Number	Date Received	Description	Action Taken	Date
R118.65.6	7/7/65	Record of Survey Map Resubdivision Minerva and Summit Streets	Approved - Adm	1/12/66
R118.65.8	12/1/65	Record of Survey Map Resubdivision Pt. Lobos and El Camino Real	Approved - Adm	12/13/65
R118.66.1	12/31/65	Tentative Map Subdivision portion of Block 4991 north side of Gillette St., between Blanken and Lathrop Sts.	Approved - CPC	2/12/66
R118.66.2	12/31/65	Tentative Record of Survey Map Resubdivision Filbert St. S.E. cor. of Lyon Street	Approved - Adm	3/2/66
R118.66.3	1/20/66	Tentative Map Subdivision 41st; 42nd Ave. 290' So. of Santiago Street	Approved - Adm	3/2/66
R118.66.4	2/1/66	Tentative Map Resubdivision Justin Drive & Genebern Way	Approved - Adm	4/6/66
R118.66.5	2/5/66	Tentative Map Resubdivision Topaz & Ora Ways east of Gold Mine Drive	Approved - Adm	3/14/66
R118.66.6	3/8/66	Tentative Map Resubdivision Bowdoin & Mansell Sts., S.W. corner	Approved - Adm	4/22/66
R118.66.7	4/18/66	Tentative Map Subdivision Loehr Street & Sunnydale Ave., Block 6298	Approved - Adm	5/4/66
R118.66.8	4/25/66	Tentative Map Subdivision Digby St. and Obsidiana Lane	Approved with stipulations CPC	6/2/66
R118.66.9	4/28/66	Tentative Map Resubdivision Buena Vista Terrace & Roosevelt Way	Pending	
R118.66.10	5/20/66	Tentative Map Resubdivision Jennings Ave. and Meade Street	Pending	

NEW MAP PUBLICATIONS - Fiscal Year 1965-66

1) Capital Improvement Program Maps & Graphs

2) Downtown Zoning Study Maps for Working Papers #1 and #2

3) Federally assisted Code Enforcement Areas (4 area base maps, also a land use map and public facilities map for each area)

4) Base Map for South Bayshore Area (1" = 400', 1" = 800')
(also known as Hunters Point Economic Opportunities target area)

5) Rapid Transit Corridor Study Area Development Plan Map

6) Public School Location Map

7) Economic Opportunities Council Target Areas Map

8) Planning Area Maps (69 revised)

9) Downtown Base Map (1" = 200', 1" = 400')

10) Public Ownership of Shoreline Properties Map

11) Congressional & Assembly Districts

DISTRICT DATA INDEX -

Indexes by blocks of the following districts:

Assessor's Block number
Census Tract
Enumeration District
Census Block number
Planning area
C.R.P. Neighborhood
Police
Fire
Public Health
School
Building Inspection
Plumbing Inspection
Electrical Inspection

SUMMARY OF ENFORCEMENT CASES
(Involving Allegation of Violation of City Planning Code):
July 1, 1965-June 30, 1966

	Cases Open at Beginning of Period	Cases Opened During Period	Total Cases Open During Period	Cases Closed During Period	Cases Open at the end of Period
CASE TOTALS	110	137	247	158	86 [1]
By Type					
Use	29	109	138	114	24
Nuisance	5	10	15	10	5
Stipulations or Conditions	4	0	4	4	0
Signs	4	8	12	5	4 [1]
Illegal Billboards [2]	58	1	59	21	38
Nonconforming Use Program [3]	10	9	19	4	15

CASES CLOSED DURING THE PERIOD

Violation Terminated		96
After Initial Notice	39	
After Z.A. order	22	
After D.A. order	2	
After Court order	23	
After other City Department's order	10	
No Violation Found		62
Use Permitted in that district	60	
Lawful Nonconforming Use	2	
Total		158

[1] Does not include three illegal sign cases removed from Enforcement Section statistical reports in October 1965 pending completion of an overall sign survey.

[2] Includes city-wide program for removal of illegal billboards as well as those illegal billboards on which complaints were received; in previous annual reports only the latter were included.

[3] Nonconforming Use statistics were added to Enforcement Section reports beginning with October 1965.

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES:
July 1, 1965-June 30, 1966

	TOTAL	Map Amend-ment	Condi-tional Use	Text Amend-ment	Setback Change
Action by Planning Commission					
Applications filed for Hearing during Period /1	75	31	40	0	4
Applications Pending at Beginning of Period	21	10	10	1	0
Approved	45	14	27	1	3
Approved in part; remainder denied or withdrawn	4	3	0	0	1
Disapproved	13	8	5	0	0
Withdrawn	7	4	3	0	0
Pending at end of Period	27	12	15	0	0
Total Times these Applications were heard by Planning Comm.	86	30	50	1	5
Action by Board of Supervisors on Approved Applications /2					
Pending at Beginning of Period	2	1	-	1	0
Approved /3	9	4	-	1	4
Failed of Approval	1	1	-	0	0
Pending at end of Period	4	4	-	0	0
Applications Appealed to Board of Supervisors /4	8	3	5	0	0
Pending at Beginning of Period	0	0	0	0	0
Planning Commission Action Sustained	1	1	0	0	0
Planning Commission Action Overruled	2	0	2	0	0
Pending at end of Period	5	2	3	0	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors; see 4.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map and text amendments, and setback changes.

ZONING ADMINISTRATOR DECISIONS ON VARIANCE APPLICATIONS:
July 1, 1965 to June 30, 1966

Applications Filed	Pending at Beginning of Period	Granted	Denied	Pending at End of Period	Withdrawn
80 /1	30	53 /2	24	28	5

/1 An application must relate to a single parcel of land but may request one or more variations from the provisions of the City Planning Code for the lot or lots included within that parcel; the total number of variations requested in these applications is shown on the table below.

/2 Many variances were granted for less deviation from Code standards than was sought or were granted with conditions attached.

	VARIANCES SOUGHT & DECIDED	GRANTED	DENIED	Other Than "Less Than 10%" Variances /3 Granted	Other Than "Less Than 10%" Variances /3 Denied	"Less Than 10%" Variances /3 Granted	"Less Than 10%" Variances /3 Denied
TOTAL ALL TYPES	104	70	34	57	34	13	0
INDIVIDUAL TYPES							
Lot Area	18	10	8	4	8	6	0
Lot Width	11	6	5	4	5	2	0
Rear Yard	34	27	7	26	7	1	0
Coverage	10	7	3	5	3	2	0
Side Yard	3	3	0	3	0	0	0
Parking	17	10	7	10	7	0	0
Density	7	6	1	4	1	2	0
Setback	1	1	0	1	0	0	0
Floor Area Ratio	1	0	1	0	1	0	0
Height	0	0	0	0	0	0	0
Sign	1	0	1	0	1	0	0
Miscellaneous (VZ65.28) (denied; improper subject for variance)	1	0	1	0	1	0	0

/3 "Less than 10%" variances are those involving a deviation of less than 10% from a numerical standard of the City Planning Code, cases for which no public hearing is required.

Decisions by the Board of Permit Appeals on appeals from variance decisions by the Zoning Administrator are summarized in Appendix.

BOARD OF PERMIT APPEALS MATTERS:
July 1, 1965-June 30, 1966

A. Appeals From Administrative Disapproval of Permit Applications under City Planning Code.

Filed	Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
27	12	13	5	3	18

Type of Regulation Involved	Overruled	Sustained
Density	2	0
Use	2	1
Parking	7	1
Signs	2	3
Yards	0	0
Old R-3 Standards	0	0
	13	5

B. Appeals From Variance Decisions of the Zoning Administrator

Filed	Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
22	2	17	3	1	3

C. Appeals From Discretionary Disapproval of Signs by City Planning Commission

Filed	Overruled	Sustained	Withdrawn	Pending
1	1	0	0	0

D. Appeals From Discretionary Disapproval of R-3 Building Permit Applications by City Planning Commission

Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
0	0	0	0	0

E. Appeals From Discretionary Disapproval of Other Permit Applications by City Planning Commission

Filed	Overruled	Sustained	Withdrawn	Pending
1	0	1	0	0

APPENDIX IX

VARIANCE APPLICATIONS CONSIDERED BY ZONING ADMINISTRATOR, FISCAL 1965-1966

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ63.29	Girard St. E/S 50' South of Ordway St.	Lot Width and Area	5- 8-63	5-29-63	6	7-21-65	Denied
VZ63.76	Congo St., S/L 110 ft. East of Martha St.	Lot Area	11-13-63	12- 4-63	1	10-19-65	Denied
VZ64.24	Josiah St. NW/L 300 Ft. NE of Lake Ave.	Density	2-18-64	3-11-64	1	9- 8-65	Withdrawn
VZ64.84	1401 Hoffman, N/S of Clipper St. Bet. Douglass and Hoffman St.	Rear Yard	11-19-64	12-16-64	1		
VZs65.2	555 Burnett St. E/L 200 Ft. South of Hopkins Ave.	Density	1-20-65	No Hearing			
VZ65.8	2614 and 2616 Octavia St. E/L 80 Ft. N of Vallejo St.	Lot Area	2- 3-65	2-24-65	1		
VZ65.9	SE Corner Laguna St. and Golden Gate Ave.	Parking	2- 8-65	2-24-65	1		
VZ65.13	Filbert St., N/L 100 ft. East of Grant Ave.	Parking	3- 8-65	4- 7-65	1		
VZs65.17	NW Corner of Havelock St. and Circular Ave.	Lot Area	4-12-65	No Hearing		10- 4-65	Granted
VZ65.20	621 Taylor St. N/W Corner of Cosmo Place	Coverage, Density, Rear Yard	4-15-65	5- 5-65	1	8-27-65	Granted
VZ65.22	675 Connecticut St. E/S North of 22nd St.	Lot Width, Area	4-16-65	5- 5-65	1	10-26-65	Denied

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ65.23	2015 Pacific Ave.	Parking	4-21-65	5-12-65	1	7-30-65	Granted
VZ65.24	2009 Pacific Ave.	Parking	4-26-65	5-12-65	1	7-30-65	Granted
VZ65.25	2019 Pacific Ave.	Parking	4-26-65	5-12-65	1	7-30-65	Granted
VZ65.28	143 Scott Street	NCU extension	4-16-65	5-26-65	1	9-17-65	Denied
VZ65.29	Jackson St., S/L 75 ft. West of Baker St.	Lot Width	4-26-65	5-26-65	1	8-20-65	Granted
VZ65.31	Quintara St., N/E Corner of 22nd Ave.	Rear Yard Parking	4-28-65	6-9-65	1	10-29-65	Denied
VZ65.32	191-193 Haight St. and 182-184 Laguna Street	Parking	4-28-65	5-26-65	1		
VZ65.36	400 Steiner St.	Parking, Coverage	4-29-65	6- 9-65	1		
VZ65.37	163 - 25th Ave.	Lot Width, Lot Area	5-11-65	6- 9-65	1	7-21-65	Denied
VZ65.39	Tara St., E/L 149 ft. North of Niagara Ave.	Lot Width, Area Rear Yard	5-19-65	6- 9-65	1	9-14-65	Granted/ Conditions
VZ65.40	45th Ave., W/L, 50 ft. North of Moraga St.	Lot Area	5-19-65	6- 9-65	1	7-21-65	Denied
VZ65.42	3090 - 20th Ave.	Lot Area	5-28-65	No Hearing		10-26-65	Granted
VZ65.44	Ord St., SW Corner of Saturn St.	Lot Area	6- 2-65	6-23-65	1		
VZ65.45	Taylor St. SE Corner of Jefferson St.	Parking	6- 3-65	6-23-65	1	11-12-65	Granted/ Conditions

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ65.46	226-32 6th St., SW/L 150 ft. SE of Howard St.	Rear Yard, Parking	6- 9-65	7- 7-65	1	9-14-65	Granted
VZ65.47	121-123 Britton St., E/L 150.67 Ft. South of Visitacion Ave.	Density	6-16-65	7- 7-65	1	11-19-65	Denied
VZs65.48	Bancroft St. SW Corner Phelps St.	Lot Area	6-16-65	No Hearing		9-20-65	Granted/ Condition
VZ65.49	140 Jordan Ave., E/L 331.3 ft. South of Euclid Ave.	Side Yard	6-18-65	7- 7-65	1	7-15-65	Granted
VZs65.50	291 Rutledge St., SE Corner of Peralta Avenue	Density	6-14-65	No Hearing		9-28-65	Granted/ Condition
VZ65.51	2027 Pacific Ave.	Parking	7- 8-65	7-28-65	1	7-30-65	Granted/ Condition
VZs65.52	N/W Side of Alemany 40 ft. S/W of Niagara	Lot Width, Area	7- 6-65	No Hearing		10-21-65	Granted
VZ65.53	70 Everson St., N/L East of Beacon St.	Rear and Side Yard, Coverage	7-12-65	8-11-65	1	10- 4-65	Withdrawn
VZ65.54	Diamond Heights Blvd. SE Corner Addison St.	Parking	7- 9-65	8-11-65	1	8-23-65	Granted
VZ65.55	Francisco St., S/L 77.5 Ft. East of Polk St.	Rear Yard	7-21-65	8-11-65	1	11-30-65	Granted/ Condition
VZ65.56	42-42½ Tioga Ave., N/L 330 ft. W of Alpha St.	Density	7-21-65	8-11-65	1	8-26-65	Granted/ Condition
VZ65.57	291 Vicente St.	Rear Yard Coverage	7-21-65	8-11-65	1	8-18-65	Granted

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ65.58	1149 Greenwich St.	Rear Yard	7-21-65	8-11-65	1	9- 7-65	Granted
VZ65.59	235 Presidio Ave.	Rear Yard	7-30-65	9-15-65	1	9-28-65	Granted
VZ65.60	1937 Stockton St.	Rear Yard	8-16-65	9-15-65	1	11- 1-65	Denied
VZs65.61	2715 - 41st Ave.	Lot Coverage	8-20-65	No Hearing			
VZ65.62	3778 Washington St.	Rear Yard	8-24-65	9-15-65	1	9-28-65	Granted
VZ65.63	1000 Vallejo St.	Rear Yard	8-25-65	9-15-65	1		
VZ65.64	2764 Folsom St.	Parking	8-27-65	9-29-65	1	8- 5-66	Granted/ Conditions
VZs65.65	Chilton St. E/L 109 Ft. N of Bosworth St.	Lot Coverage	9- 8-65	No Hearing		10-19-65	Granted
VZ65.66	Sanchez St. W/L 91.5 Ft. N of Cumberland St.	Density Rear Yard	9-21-65	10-13-65	1	1-14-66	Granted/ Conditions
VZ65.67	1637 Taylor St., W/S of Taylor St. 137.6 Ft. North of Broadway	Parking	9-22-65	10-13-65	1	1- 9-66	Withdrawn
VZ65.68	98 Seward St.	Rear Yard	9-22-65	10-13-65	1	11- 5-65	Granted/ Conditions
VZ65.69	2520-30 Broadway	Lot Area Lot Coverage	10- 6-65	11- 3-65	1	12-21-65	Denied
VZ65.70	171 Alpine Terrace	Rear Yard Lot Coverage	10-15-65	11-17-65	1	12- 8-65	Denied
VZ65.71	90 San Benito Way	Rear Yard	10-26-65	11-17-65	1	11-30-65	Granted
VZ65.72	78 San Leandro Way	Rear Yard	10-26-65	11-17-65	1	12- 8-65	Granted

SUMMARY OF ENFORCEMENT CASES
(Involving Allegation of Violation of City Planning Code):
July 1, 1965-June 30, 1966

	Cases Open at Beginning of Period	Cases Opened During Period	Total Cases Open During Period	Cases Closed During Period	Cases Open at the end of Period
CASE TOTALS	110	137	247	158	86 /1
By Type					
Use	29	109	138	114	24
Nuisance	5	10	15	10	5
Stipulations or Conditions	4	0	4	4	0
Signs	4	8	12	5	4 /1
Illegal Billboards /2	58	1	59	21	38
Nonconforming Use Program /3	10	9	19	4	15

CASES CLOSED DURING THE PERIOD

Violation Terminated		96
After Initial Notice	39	
After Z.A. order	22	
After D.A. order	2	
After Court order	23	
After other City Department's order	10	
No Violation Found		62
Use Permitted in that district	60	
Lawful Nonconforming Use	2	
Total		158

/1 Does not include three illegal sign cases removed from Enforcement Section statistical reports in October 1965 pending completion of an overall sign survey.

/2 Includes city-wide program for removal of illegal billboards as well as those illegal billboards on which complaints were received; in previous annual reports only the latter were included.

/3 Nonconforming Use statistics were added to Enforcement Section reports beginning with October 1965.

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES:
July 1, 1965-June 30, 1966

	TOTAL	Map Amend-ment	Condi-tional Use	Text Amend-ment	Setback Change
Action by Planning Commission					
Applications filed for Hearing during Period /1	75	31	40	0	4
Applications Pending at Beginning of Period	21	10	10	1	0
Approved	45	14	27	1	3
Approved in part; remainder denied or withdrawn	4	3	0	0	1
Disapproved	13	8	5	0	0
Withdrawn	7	4	3	0	0
Pending at end of Period	27	12	15	0	0
Total Times these Applications were heard by Planning Comm.	86	30	50	1	5
Action by Board of Supervisors on Approved Applications /2					
Pending at Beginning of Period	2	1	-	1	0
Approved /3	9	4	-	1	4
Failed of Approval	1	1	-	0	0
Pending at end of Period	4	4	-	0	0
Applications Appealed to Board of Supervisors /4	8	3	5	0	0
Pending at Beginning of Period	0	0	0	0	0
Planning Commission Action Sustained	1	1	0	0	0
Planning Commission Action Overruled	2	0	2	0	0
Pending at end of Period	5	2	3	0	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors; see 4.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map and text amendments, and setback changes.

ZONING ADMINISTRATOR DECISIONS ON VARIANCE APPLICATIONS:
July 1, 1965 to June 30, 1966

Applications Filed	Pending at Beginning of Period	Granted	Denied	Pending at End of Period	Withdrawn
80 /1	30	53 /2	24	28	5

/1 An application must relate to a single parcel of land but may request one or more variations from the provisions of the City Planning Code for the lot or lots included within that parcel; the total number of variations requested in these applications is shown on the table below.

/2 Many variances were granted for less deviation from Code standards than was sought or were granted with conditions attached.

	VARIANCES SOUGHT & DECIDED	GRANTED	DENIED	Other Than "Less Than 10%" Variances /3 Granted	Other Than "Less Than 10%" Variances /3 Denied	"Less Than 10%" Variances /3 Granted	"Less Than 10%" Variances /3 Denied
TOTAL ALL TYPES	104	70	34	57	34	13	0
INDIVIDUAL TYPES							
Lot Area	18	10	8	4	8	6	0
Lot Width	11	6	5	4	5	2	0
Rear Yard	34	27	7	26	7	1	0
Coverage	10	7	3	5	3	2	0
Side Yard	3	3	0	3	0	0	0
Parking	17	10	7	10	7	0	0
Density	7	6	1	4	1	2	0
Setback	1	1	0	1	0	0	0
Floor Area Ratio	1	0	1	0	1	0	0
Height	0	0	0	0	0	0	0
Sign	1	0	1	0	1	0	0
Miscellaneous (VZ65.28) (denied; improper subject for variance)	1	0	1	0	1	0	0

/3 "Less than 10%" variances are those involving a deviation of less than 10% from a numerical standard of the City Planning Code, cases for which no public hearing is required.

Decisions by the Board of Permit Appeals on appeals from variance decisions by the Zoning Administrator are summarized in Appendix.

BOARD OF PERMIT APPEALS MATTERS:
July 1, 1965-June 30, 1966

A. Appeals From Administrative Disapproval of Permit Applications under City Planning Code.

Filed	Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
27	12	13	5	3	18

Type of Regulation Involved	Overruled	Sustained
Density	2	0
Use	2	1
Parking	7	1
Signs	2	3
Yards	0	0
Old R-3 Standards	0	0
	13	5

B. Appeals From Variance Decisions of the Zoning Administrator

Filed	Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
22	2	17	3	1	3

C. Appeals From Discretionary Disapproval of Signs by City Planning Commission

Filed	Overruled	Sustained	Withdrawn	Pending
1	1	0	0	0

D. Appeals From Discretionary Disapproval of R-3 Building Permit Applications by City Planning Commission

Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
0	0	0	0	0

E. Appeals From Discretionary Disapproval of Other Permit Applications by City Planning Commission

Filed	Overruled	Sustained	Withdrawn	Pending
1	0	1	0	0

VARIANCE APPLICATIONS CONSIDERED BY ZONING ADMINISTRATOR, FISCAL 1965-1966

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ63.29	Girard St. E/S 50' South of Ordway St.	Lot Width and Area	5- 8-63	5-29-63	6	7-21-65	Denied
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VZ65.8	2614 and 2616 Octavia St. E/L 80 Ft. N of Vallejo St.	Lot Area	2- 3-65	2-24-65	1		
VZ65.9	SE Corner Laguna St. and Golden Gate Ave.	Parking	2- 8-65	2-24-65	1		
VZ65.13	Filbert St., N/L 100 ft. East of Grant Ave.	Parking	3- 8-65	4- 7-65	1		
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VZ65.20	621 Taylor St. N/W Corner of Cosmo Place	Coverage, Density, Rear Yard	4-15-65	5- 5-65	1	8-27-65	Granted
VZ65.22	675 Connecticut St. E/S North of 22nd St.	Lot Width, Area	4-16-65	5- 5-65	1	10-26-65	Denied

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VZ65.28	143 Scott Street	NCU extension	4-16-65	5-26-65	1	9-17-65	Denied
VZ65.29	Jackson St., S/L 75 ft. West of Baker St.	Lot Width	4-26-65	5-26-65	1	8-20-65	Granted
VZ65.31	Quintara St., N/E Corner of 22nd Ave.	Rear Yard Parking	4-28-65	6-9-65	1	10-29-65	Denied
VZ65.32	191-193 Haight St. and 182-184 Laguna Street	Parking	4-28-65	5-26-65	1		
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VZ65.37	163 - 25th Ave.	Lot Width, Lot Area	5-11-65	6- 9-65	1	7-21-65	Denied
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VZ65.42	3090 - 20th Ave.	Lot Area	5-28-65	No Hearing		10-26-65	Granted
VZ65.44	Ord St., SW Corner of Saturn St.	Lot Area	6- 2-65	6-23-65	1		
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VZ65.47	121-123 Britton St., E/L 150.67 Ft. South of Visitacion Ave.	Density	6-16-65	7- 7-65	1	11-19-65	Denied
VZs65.48	Bancroft St. SW Corner Phelps St.	Lot Area	6-16-65	No Hearing		9-20-65	Granted/ Conditions
VZ65.49	140 Jordan Ave., E/L 331.3 ft. South of Euclid Ave.	Side Yard	6-18-65	7- 7-65	1	7-15-65	Granted
VZs65.50	291 Rutledge St., SE Corner of Peralta Avenue	Density	6-14-65	No Hearing		9-28-65	Granted/ Conditions
VZ65.51	2027 Pacific Ave.	Parking	7- 8-65	7-28-65	1	7-30-65	Granted/ Conditions
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VZ65.53	70 Everson St., N/L East of Beacon St.	Rear and Side Yard, Coverage	7-12-65	8-11-65	1	10- 4-65	Withdrawn
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VZ65.55	Francisco St., S/L 77.5 Ft. East of Polk St.	Rear Yard	7-21-65	8-11-65	1	11-30-65	Granted/ Conditions
VZ65.56	42-42½ Tioga Ave., N/L 330 ft. W of Alpha St.	Density	7-21-65	8-11-65	1	8-26-65	Granted/ Conditions
VZ65.57	291 Vicente St.	Rear Yard Coverage	7-21-65	8-11-65	1	8-18-65	Granted

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
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VZ65.59	235 Presidio Ave.	Rear Yard	7-30-65	9-15-65	1	9-28-65	Granted
VZ65.60	1937 Stockton St.	Rear Yard	8-16-65	9-15-65	1	11- 1-65	Denied
VZs65.61	2715 - 41st Ave.	Lot Coverage	8-20-65	No Hearing			
VZ65.62	3778 Washington St.	Rear Yard	8-24-65	9-15-65	1	9-28-65	Granted
VZ65.63	1000 Vallejo St.	Rear Yard	8-25-65	9-15-65	1		
VZ65.64	2764 Folsom St.	Parking	8-27-65	9-29-65	1	8- 5-66	Granted/ Conditions
VZs65.65	Chilton St. E/L 109 Ft. N of Bosworth St.	Lot Coverage	9- 8-65	No Hearing		10-19-65	Granted
VZ65.66	Sanchez St. W/L 91.5 Ft. N of Cumberland St.	Density Rear Yard	9-21-65	10-13-65	1	1-14-66	Granted/ Conditions
VZ65.67	1637 Taylor St., W/S of Taylor St. 137.6 Ft. North of Broadway	Parking	9-22-65	10-13-65	1	1- 9-66	Withdrawn
VZ65.68	98 Seward St.	Rear Yard	9-22-65	10-13-65	1	11- 5-65	Granted/ Conditions
VZ65.69	2520-30 Broadway	Lot Area Lot Coverage	10- 6-65	11- 3-65	1	12-21-65	Denied
VZ65.70	171 Alpine Terrace	Rear Yard Lot Coverage	10-15-65	11-17-65	1	12- 8-65	Denied
VZ65.71	90 San Benito Way	Rear Yard	10-26-65	11-17-65	1	11-30-65	Granted
VZ65.72	78 San Leandro Way	Rear Yard	10-26-65	11-17-65	1	12- 8-65	Granted

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZs65.73	2310 Alemany Boulevard	Lot Area	10-27-65	No Hearing		11-12-65	Granted
VZ65.74	Between 3535 and 3601 Clement St.	Rear Yard	10-27-65	11-17-65	1	11-30-65	Granted
VZ65.75	14th Ave. and Wawona St.	Rear Yard	11-10-65	12- 1-65	1	1-10-66	Granted
VZ65.76	1522 Vallejo St. and 25 Bonita St.	Rear Yard	11-10-65	12- 1-65	1	1- 7-66	Denied
VZ65.77	3536 Taraval St.	Parking	11-10-65	12- 1-65	1	12- 3-65	Denied
VZ65.78	NW Corner 18th and Collingwood	Parking	11-10-65	12- 1-65	1	12- 9-65	Denied
VZ65.79	Grant Ave., SE Corner Whiting St.	Lot Coverage, Parking	11-24-65	12-15-65	1	12-27-65	Denied
VZs65.80	809 Shrader St.	Rear Yard	12- 2-65	No Hearing		1-28-66	Granted
VZs65.81	States St. N/L, 240 ft. South of Levant St.	Lot Area	12- 9-65	Replaced by VZ66.40			
VZ66.1	2369 Bay St.	Parking	11-29-65	1-12-66	1	1-28-66	Denied
VZ66.2	3360 Geary Blvd.	Parking	12-21-65	1-12-66	1	2-28-66	Denied
VZs66.3	2256 Hyde St.	Coverage	12-21-65	No Hearing		3-25-66	Granted
VZ66.4	1400 - 47th Ave.	Rear Yard	1- 3-66	1-26-66	1	3-15-66	Denied
VZ66.5	110 San Benito Way	Side Yard Rear Yard	1-12-66	2- 9-66	1	2-28-66	Granted
VZ66.6	2050 Lake Street	Rear Yard	1-12-66	2- 9-66	1	2-28-66	Granted
VZ66.7	257 Hartford Street	Rear Yard	1-19-66	2- 9-66	1	3-25-66	Denied

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ66.8	2620 Buchanan St.	Parking	1-17-66	2- 9-66	1	4-12-66	Denied
VZ66.9	5 Tioga Avenue	Lot Width Lot Area	1-18-66	2- 9-66	1	5-13-66	Denied
VZ66.10	101 Howard St.	Parking	1-19-66	2- 9-66	1		
VZs66.11	245 Mallorca Way	Lot Coverage Rear Yard	1-25-66	No Hearing			
VZ66.12	Belgrave Ave. S/L 60.625' East of Stanyan St.	Lot Area Lot Width	1-27-66	2-23-66	1	3-14-66	Denied
VZs66.13	128 and 130 Eureka St.	Legalize 1954 Lot Split; Lot Area and Lot Width	2-14-66	No Hearing		4-22-66	Granted/ Conditions
VZ66.14	1732 Leavenworth St.	Sign on NCU	2-16-66	3- 9-66	1	3-25-66	Denied
VZ66.15	3785 Jackson St.	Rear Yard	2-17-66	Cancelled for lack of authorization			
VZ66.16	2383 Bush Street	Rear Yard Lot Size	3- 2-66	3-23-66	1	5- 5-66	Granted
VZ66.17	2626 Larkin Street	Off-Street Parking Provisions	3- 2-66	3-23-66	1	3-29-66	Granted
VZ66.18	275 Maywood Drive	Rear Yard	3- 2-66	3-23-66	1	4-21-66	Denied
VZ66.19	145 Fell Street	Rear Yard	3- 2-66	3-23-66	1	3-29-66	Granted
VZ66.20	450 Pacific Ave.	Parking	3- 2-66	3-23-66	1		
VZs66.21	160 Bemis St.	Density	3- 8-66	No Hearing		6- 8-66	Granted
VZ66.22	1014 Newhall St.	Lot Size Parking	3-11-66	4-27-66	1	5-16-66	Granted/ Conditions

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ66.23	1 Marne Avenue	Rear Yard	4- 4-66	4-27-66	1	5-16-66	Granted
VZ66.24	Fell St., N/L 137.5 ft. East of Gough St.	Lot Area	4- 5-66	4-27-66			
VZ66.25	331 Pennsylvania Ave.	Accessory Parking	4- 6-66	4-27-66	1	5-18-66	Denied
VZ66.26	Justin Drive NW Corner of Alemany Blvd.	Side Yard	4- 6-66	4-27-66	1	5-23-66	Granted/ Conditions
VZ66.27	1856 Pacific Ave.	Setback Projection	4- 6-66	4-27-66	1	5-18-66	Granted/ Conditions
VZ66.28	1190 Pine St.	Parking	4- 5-66	4-27-66	1	5-19-66	Granted
VZ66.29	902-906 and 908 Vallejo St.	Lot Size Coverage	4- 6-66	4-27-66	1	5-16-66	Granted/ Conditions
VZ66.30	1125 Pacheco St.	Rear Yard	4-19-66	5- 4-66	1	5-16-66	Granted
VZ66.31	50 Glover St.	Rear Yard	4-19-66	5- 4-66	1	5-10-66	Granted/ Conditions
VZ66.32	474 - 40th Ave.	Rear Yard	4-20-66	5-11-66	1	6- 8-66	Granted
VZ66.33	23 Sussex St.	Density	4-28-66	5-25-66	1	6- 8-66	Denied
VZ66.34	2721 Pacific Ave.	Legalize 2-family Dwelling	5- 4-66	6- 1-66			
VZs66.35	Roosevelt Way, S/S 117 ft. East of Buena Vista Terrace	Lot Size	5- 6-66	No Hearing			
VZs66.36	Adjacent to and West of 401 Myra Way	Lot Size	5-11-66	No Hearing			
VZ66.37	10 Sea Cliff Ave.	Rear Yard	5- 3-66	6- 1-66	1	6-22-66	Granted

Case No.	Location	Variance Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
VZ66.38	574 Miramar Ave.	Side Yard	5- 3-66	6- 1-66	1		
VZ66.39	333 Greenwich St.	Parking	5-20-66	6- 1-66	1		
VZ66.40	States St. N/L 240 ft. South of Levant St.	Lot Area	5-16-66	6- 1-66	1		
VZ66.41	2124 Hyde St.	Parking	5-17-66	6- 1-66	1		
VZ66.42	2740 Hyde St.	Parking	5-23-66	6- 8-66	1		
VZ66.43	14th Ave., W/L 50 ft. S of Quintara St.	Rear Yard Density	5-25-66	6-15-66	1		
VZs66.44	N/S Greenwich, 175.188 Ft. West of Van Ness Ave.	Lot Width	6-20-66	No Hearing			
VZ66.45	W/S of Portola Drive, 350 Ft. NE of Portola Drive and Burnett Ave.	Lot Size	6-21-66				
VZ66.46	564-68, 570-72 and 580 Capp St.	Density	6-22-66				
VZ66.47	1190 Pine St.	Parking	6-23-66				
VZ66.48	739 and 745 Myra Way	Lot Width Lot Area	6-24-66				
VZ66.49	1973 Greenwich St.	Rear Yard	6-27-66				

CONDITIONAL USE APPLICATIONS CONSIDERED BY CITY PLANNING COMMISSION, FISCAL 1965-66

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU65.30	Ellis St. to Eddy St., Laguna St. to Gough St.	Modify Res. No. 5635 (CU63.4)	7-6-65	8-5-65	1	8-5-65	Approved/ Conditions
CU65.31	Diamond Heights	Planned Unit Development	8-2-65	9-2-65	2	9-16-65	Approved/ Conditions
CU65.32	383-387 10th Ave.	Parking Lot	8-16-65	10-7-65	1	10-7-65	Approved/ Conditions
CU65.33	2801-15 26th St.	Convalescent Hospital in R-3	9-2-65	10-7-65	1	10-7-65	Approved/ Conditions
CU65.34	3021-25 20th St.	Parking Lot in R-3	8-24-65	10-21-65	1	10-21-65	Disapproved
CU65.35	2043 19th Ave.	3-Story Convalescent Hospital	9-30-65	11-4-65	2	12-2-65	Disapproved
CU65.36	2255 Mariposa St.	Modify Stipulations of Res. No. 4913	10-1-65	11-4-65	1	11-4-65	Approved/ Conditions
CU65.37	3995 Alemany Blvd.	Parking Lot & Access to C-2 Districts	10-8-65	11-4-65	1	11-4-65	Approved/ Conditions
CU65.38	470 London St., W/S of London, 150 ft. N of Russia Ave.	To provide fire exit from 25 Russia Ave.	10-28-65	12-2-65	-	11-3-65	Abandoned
CU65.39	Laguna, Post St. and Geary Expressway	Modify Res. 5635	10-28-65	12-2-65	1	12-2-65	Approved/ Conditions

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU66.1	Stockton St. E/S, 45 ft. N. of California St.	Abolition of Stipulations	11-11-65	1-6-66	3	5-5-66	Approved/ Conditions
CU66.2	2222 19th Ave. W/S of 19th Ave. corner of Quintara St.	Parking Lot in R-3	11-18-65	1-6-66	1	1-6-66	Approved/ Conditions
CU66.3	4850 Geary Blvd.	Reconstruction of an existing gas station	12-2-65	1-6-66	1	1-6-66	Approved/ Conditions
CU66.4	331 Pennsylvania Ave.	Expand convalescent hospital & install parking lot	12-1-65	1-6-66	1	1-6-66	Disapproved
CU66.5	37th Ave./Rivera St. (St. Ignatius H.S.)	Private School	12-30-65	2-3-66	1	2-3-66	Approved/ Conditions
CU66.6	2800-2850 Alemany Blvd., NW Alemany, Whipple & Farragut	Modify Stipulations	12-30-65	2-3-66	3	3-24-66	Approved
CU66.7	1651 19th Ave., W/S 19th Ave., 980' S of Lawton	Expand hospital	12-30-65	2-3-66	1	2-3-66	Approved/ Conditions
CU66.8	2043 19th Ave., W/S 19th Ave., 250' N of Quintara	Convalescent Hospital in R-3	12-30-65	2-3-66	1	2-3-66	Disapproved
CU66.9	960-984 Haight St., N/L 47.5 ft. E of Broderick St.	53-unit hotel	1-25-66	3-3-66	2	6-2-66	Disapproved
CU66.10	Mt. Sutro Tower (Mailing Address: 250 Palo Alto Ave.)	Modify former Stipulations	1-25-66	3-10-66	1	3-10-66	Approved/ Conditions
CU66.11	800 Chestnut St. (S.F. Art Institute) N/W Cor. of Jones	Expansion of S.F. Art Institute	1-27-66	3-3-66	1	3-3-66	Approved/ Conditions

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
CU66.12	Melra Court S. of Sunnydale Ave.	Modify Res. No. 5561, Cond. #8	2-1-66	3-3-66	1	-	-
CU66.13	2650 21st St., W of Hampshire St., N. of 21st St.	Service Facility (State Center-Youth Authority)	2-14-66	3-10-66	1	4-7-66	Withdrawn
CU66.14	401 Cherry Street	Medical Office Building	2-28-66	4-7-66	1	4-7-66	Withdrawn
CU66.15	150 Loehr St.	Pocket Subdivision	3-3-66	4-7-66	1	4-7-66	Approved/ Conditions
CU66.16	2232 Webster St.	Medical Bldg.	3-7-66	4-7-66	1	4-28-66	Withdrawn
CU66.17	2800 Turk Boulevard	Addition of Library Wing	3-18-66	5-5-66	1	5-5-66	Approved/ Conditions
CU66.18	8th Ave. E/L 100' S. of Geary	Pkg. Area for Prop. Adj. Gas. Station	3-29-66	5-5-66	1	5-5-66	Approved/ Conditions
CU66.19	7th Ave. NW Lawton St.	Add 9 Beds to 62-Bed Nursing Home	3-30-66	5-5-66	1	5-5-66	Approved/ Conditions
CU66.20	San Jose, Ocean, Delano & Oneida (Mayfair Mkt)	Pkg. Lot in R-1	3-30-66	5-5-66	2	5-19-66	Approved/ Conditions
CU66.21	Clipper, N/L Hoffman & Homestead	198-Bed. Conv. Hospital	3-31-66	5-5-66	3	6-2-66	Disapproved
CU66.22	5440 Mission St.	Used Car Lot	4-25-66	6-2-66	1	6-2-66	Approved
CU66.23	2232 Webster St.	Medical Research Building	4-28-66	6-2-66	1	6-2-66	Approved/ Conditions

Case No.	Location	Conditional Use Sought	Date Filed	Date of First Hearing	No. of Hearing	Date of Disposition	Action
CU66.24	3698 California St.	Expansion of Existing Hospital (Hahnemann)	5-4-66	6-2-66	1		
CU66.25	Pt. Lobos Ave., N/L 680' W. of 48th Ave.	R-3.5 PUD	6-2-66				
CU66.26	11 Lakeshore Plaza	Additional Parking	6-2-66				
CU66.27	Clement St., S/S 90 feet E of 21st Ave.	Cont. of NCU	6-30-66				
CU66.28	16th Ave. W/L 100' N Geary	Parking Lot for USE	6-30-66				
CU66.29	San Jose, 25th to Army	Truck Parking Garage	6-30-66				
CU66.30	Homewood Terrace	Ret. Home for Elderly (Methodist)	6-30-66				

APPLICATIONS FOR RECLASSIFICATION CONSIDERED BY CITY PLANNING COMMISSION, FISCAL 1965-1966

Case No.	Location	Reclassification Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
ZM62.36	Burnett Ave. E/L 104 ft. South of Copper Alley	R-1 to R-3	8-30-62	10-25-62	3	7- 7-66	Approved/ Modifications
ZM62.38	Geary Blvd. S/E Corner 42nd Ave.	R-3 to C-1	9- 7-62	11- 1-62	1		
ZM63.22	Webster St. SW & NW Corners of Clay St.	C-1 to R-4	9-23-63	11- 7-63	1	Postponed Indefinetly	
ZM64.8	11 Homewood Terrace	R-1-D to C-2 and R-3	3-10-65	4- 7-64	1		
ZM65.7	SW San Jose and 26th St.	R-4 to C-2	2-26-65	4- 1-65	3		
ZM65.10	Casey Dr. SW/S Jamestown Ave.	R-1 to R-3	4-27-65	6- 3-65	1		
ZM65.11	214-244 Roosevelt Way	R-4 to R-2	4-27-65	6- 3-65	2	7- 1-65	Disapproved
ZM65.12	Property surrounded by James Lick Freeway, Paul Ave., and Carr St.	R-1 to R-2	5-24-65	7- 1-65	2	7-15-65	Denied
ZM65.14	27th Ave., E/L 60 ft. North of Irving St.	C-1 to R-1	5-24-65	7- 1-65	1	7- 1-65	Approved
ZM65.15	Shields, S/L Arch to Ramsell	R-1 to R-2	5-27-65	7-15-65	1	7-15-65	Denied
ZM65.16	Eddy St., N/S 281.5 ft. East of Laguna St.	R-3 to C-1	7- 6-65	8- 5-65	1	8- 5-65	Approved
ZM65.17	1201 Gough St.	C-1 to R-4	7- 6-65	8- 5-65	1	8- 5-65	Approved
ZM65.18	Union St. SE & SW Baker St.	R-2 to R-3	7-21-65	9- 2-65	2	10- 7-65	Withdrawn in Part; Approved in Part.

Case No.	Location	Reclassification Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
ZM65.19	Mission St., N/L-Fremont E/L Beale St. W/L to the C-3 Boundary	C-M to C-3	7-28-65	9- 2-65	1	9- 2-65	Approved
ZM65.20	2575 Harrison St., E/L	R-3 to M-1	8- 4-65	9- 2-65	1	9- 2-65	Disapproved
ZM65.21	3995 Alemany Blvd.	R-2 to C-2	8-27-65	10- 7-65	2	11- 4-65	Approved in Part
ZM65.22	Stonestown Shopping Center, a Portion of the Northwesterly parking lot	C-2 to R-1-D	9- 2-65	10- 7-65	2	11- 4 65	Withdrawn
ZM65.23	Silver Ave. N/S approximately 110' East of Princeton	R-1 to R-3	8-23-65	10-21-65	1	10-21-65	Denied
ZM65.24	3610 San Bruno Ave.	R-1 to C-1	9- 3-65	10-21-65	1	10-21-65	Denied
ZM66.1	1651 - 19th Ave.	R-1 to R-3	12-30-65	2- 3-66	1	2- 3-66	Approved
ZM66.2	2472-74-76 Sutter St.	R-3 to C-2	12-31-65	2- 3-66	1	2- 3-66	Approved
ZM66.3	2526 Taraval St.	R-1 to C-2	1- 7-66	3- 3-66	1	3- 3-66	Approved
ZM66.4	Landers St. E/S 39.005 ft. South of Alert Alley	R-3 to R-4	1-24-66	3- 3-66	2	4- 7-66	Approved for R-3.5
ZM66.5	41st and 42nd Avenues 100 Ft. East of Taraval St.	R-1 to R-2	1-27-66	3- 3-66	1	3- 3-66	Withdrawn
ZM66.6	Folsom St., SE Corner Hawthorne St.	M-1 to C-3	1-31-66	4- 7-66	2	5- 5-66	Approved
ZM66.7	401 Cherry St.	R-3 to R-4	2-28-66	4- 7-66	1	4- 7-66	Withdrawn

Case No.	Location	Reclassification Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
ZM66.8	South of 1779 - 38th Ave.	R-1 to C-1	3- 3-66	4- 7-66	1	4- 7-66	Approved
ZM66.9	2232 Webster St.	R-3 to R-4	3- 7-66	4- 7-66	2	4-28-66	Withdrawn
ZM66.10	Grandview, Corwin, 21st St.	R-3 to R-2	3-30-66	5-19-66	1		
ZM66.11	Fontana East (NW Corner of North Point and Polk)	R-4 to C-M	3-30-66	5- 5-66	1	5- 5-66	Disapproved
ZM66.12	" "	Amend 40 Ft. Height Limit	3-30-66	5- 5-66	1	5- 5-66	Disapproved
ZM66.13	San Jose, Ocean, Delano and Oneida	R-1 to C-2	3-30-66	5- 5-66	2	5-19-66	Approved in part
ZM66.14	249 Dorland St.	R-3 to R-4	4-18-66	5-19-66	1	5-19-66	Approved
ZM66.15	2232 Webster St.	R-3 to R-4	4-28-66	6- 2-66	1		
ZM66.16	W/S Carter St. 415.25 ft. South of Walbridge	C-2 to R-1-D	4-28-66	6- 2-66	1	6-2-66	Approved
ZM66.17	Grandview Ave., South and West Line	R-3 to R-2	5-24-66				
ZM66.18	N/S Vallejo St., 149' 6" East of Van Ness Avenue	R-3 to C-2	6- 2-66				
ZM66.19	" "	R-3 to R-4	6- 2-66				
ZM66.20	San Jose, 25th to Army Sts.	R-4 to C-2	6-30-66				
ZM66.21	Grandview to Douglass bet. Clipper and 25th Sts.	R-3 to R-2	6-30-66				
ZM66.22	Homewood Terrace	R-1-D to R-3.5 & C-1	6-30-66				

APPENDIX XII

SETBACK APPLICATIONS CONSIDERED BY CITY PLANNING COMMISSION, FISCAL 1965-1966

Case No.	Location	Modification Sought	Date Filed	Date of First Hearing	No. of Hearings	Date of Disposition	Action
S65.1	1458-64 Lombard St.	Abolish 28-ft. setback	7- 1-65	8- 5-65	1	8- 5-65	Approved
S65.2	Old Hall of Justice, Kearny, E/L Washington to Merchant	Eliminate setbacks on Kearny (25 ft.) and on Merchant (11.25 ft.)	8-12-65	9- 2-65	1	9- 2-65	Approved
S65.3	Judson and Circular Aves. SW corner	Abolish 15-foot setback along Judson Ave.	9- 2-65	10-21-65	2	11- 4-65	Approved/ Modifications
S65.4	2535 - 40th Ave. Corner 40th Ave. and Ulloa St.	Abolish 8-ft. setback on Ulloa St.	10-20-65	12- 2-65	2	1- 6-66	Approved in Part

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1966-67

SAN FRANCISCO
DEPARTMENT OF
CITY PLANNING

ANNUAL REPORT

JULY 1, 1966 through JUNE 30, 1967

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AUGUST 1967

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

September 14, 1967

Mayor John F. Shelley
Room 200 City Hall
San Francisco
California 94102

Dear Mayor Shelley:

In response to your request of August 7, the City Planning Commission presents this report of the activities of the Department of City Planning for the fiscal year 1966-67.

Projects completed by the Department of City Planning during the fiscal year include a proposed zoning ordinance for Downtown San Francisco which is presently being considered by the Board of Supervisors, a Capital Improvement Program for 1967-68 through 1972-73, an application to the Federal Government for funds in support of an urban beautification program, a Landmarks and Historic Preservation Ordinance, and various population, housing, and land use studies.

Noteworthy progress was made on several major studies scheduled for completion during the next fiscal year, including the South Bayshore District Plan, the Northern Waterfront Study, and preparation of a new Transportation Section for the Master Plan. Additionally, in conjunction with the Department of Public Works, neighborhood improvement programs were initiated in four areas of the City with funds from the Federally Assisted Code Enforcement (FACE) Program.

The Department also continued to fulfill its zoning and referral responsibilities and to act in an advisory capacity to other agencies on matters affecting the development of the City.

During the fiscal year, the Commission held 51 regular and special meetings including 19 officially advertised zoning hearings. In addition, numerous meetings were held by Committees of the Commission to assist and guide the staff of the Department of City Planning on some of the major projects undertaken during the year.

James R. McCarthy, who had served as Director of Planning since 1958, resigned as of October 1, 1966. Subsequently, the Commission undertook a nation-wide search to locate the best qualified person to fill this important position. The new Director of Planning was appointed on February 15, 1967, and he assumed his role on a full-time basis in May. We welcome Allan B. Jacobs and his family to San Francisco!

Respectfully,

William M. Brinton

William M. Brinton
President,
City Planning Commission

CITY PLANNING COMMISSION

CITY and COUNTY of SAN FRANCISCO

1966 - 1967

William M. Brinton — President

Orris W. Willard — Vice President

James S. Kearney

Mrs. Charles B. Porter

Sherwood Stockwell

Ex-Officio

Thomas J. Mellon
Chief Administrative Officer
Alternate: Virgil L. Elliott
Director of Finance and Records

James K. Carr
Manager of Utilities
Alternate: Walter W. Wight
Head Accountant, Airport

DIRECTOR OF PLANNING
Allan B. Jacobs

ADMINISTRATIVE SECRETARY
Lynn E. Pio

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I. INTRODUCTION

The Department of City Planning is the agency of the City and County of San Francisco which has been assigned responsibility for:

Establishing and maintaining the Master Plan, a comprehensive, long-term general plan for the improvement and future development of the City as a whole;

Administering and enforcing the City Planning Code which governs the use of private property in the City;

Developing a Community Renewal Program to guide future conservation, rehabilitation, and redevelopment activities in the City;

Developing a Capital Improvement Program for public expenditures in conformance with the Master Plan;

Providing advice in the preparation of and approving private land subdivision and development plans and public housing plans;

Selecting areas and developing preliminary plans for redevelopment projects;

Selecting and recommending conservation areas for code enforcement programs.

The Department of City Planning also acts in an advisory capacity to the Mayor, the Board of Supervisors, and other City departments on vital issues affecting the future development of the City.

PLANNING DIVISION

The Planning Division ended the fiscal year with a professional staff of twenty-six, and a drafting and clerical force of ten. This represents an increase of five over the previous year, but this increase was badly needed to meet the heavier load. New positions filled were Chief Planner, Senior Planner for neighborhood planning, and Research Assistant.

A. MAJOR PLANS AND STUDIES

In September, 1966, the Director of Planning formulated his program of major planning activity for the year and received prompt approval of the Planning Commission to proceed. Major projects to be undertaken included:

Market Street Design
Northern Waterfront Development Plan
Transportation Section of the Master Plan
South Bayshore District Plan
Capital Improvement Program
Simulation Model Development

1. MARKET STREET DESIGN

The special task force headed by the Assistant Director of Planning and composed of personnel on loan from the Department of Public Works has continued its coordination and planning activity for the Market Street subway. With BART moving ahead into actual construction of the subway, the Task Force has been busy with the preparation of urgent design matters for the review and decision of the Board of Supervisors.

The City's Urban Design Consultants, the Joint Venture of Mario J. Ciampi and Associates and John Carl Warnecke and Associates, completed Stage III of their designs for the restoration of Market Street and the Civic Center and Powell Street plazas on September 15, 1966.

Results of their studies were presented to City departments and agencies and to the Mayor and the Board of Supervisors for policy decisions. As a result, the Board of Supervisors declared as a matter of city policy that Market Street should be restored to a roadway width of fifty feet, with thirty-five foot sidewalks in each of BARTD's three subway station areas as well as the remainder of Market Street from the Embarcadero to the Central Freeway wherever possible. The Board also decided as a matter of policy that Market Street should have four lanes of traffic, rather than six lanes as at present.

The Transit Task Force in collaboration with the Traffic Division of the Department of Public Works also prepared a general circulation plan for traffic in the downtown area during the period of BARTD construction. Implementation of this plan has started with considerable success.

The design consultants were re-employed by the City on January 31, 1967, to further refine their studies on the restoration of the surface of Market Street and the two plazas, and are scheduled to present a final report with accompanying definitive schematic drawings on September 30.

The Technical Advisory Committee, which includes the Director of Planning as a member, has actively participated in the preparation of the plans, reports, and studies of the design consultants and the Transit Task Force.

2. NORTHERN WATERFRONT STUDY

The Northern Waterfront Study, started in March, 1966, is a joint effort by the San Francisco Port Authority and the Department of City Planning. Both agencies have contracted with Arthur D. Little, Inc., and John S. Bolles Associates to provide economic evaluation and design plans for port properties and adjacent areas between Fort Mason and China Basin.

In past years nearly all uses in the study area were closely related to the port. However, changes in shipping technology and ancillary activities as well as aging facilities both in the public and private sectors emphasized the need for a comprehensive waterfront study.

In September, 1966, Arthur D. Little, Inc., completed a report titled, THE PORT OF SAN FRANCISCO, for the San Francisco Port Authority. Information contained in this report, particularly that relevant to location of port facilities, provided the necessary foundation for developing preliminary land use plans in the study area. Also in September, 1966, THE NORTHERN WATERFRONT, a working memorandum concerned with non-port activity in the study area, was submitted to the Department of City Planning.

In December, 1966, John S. Bolles Associates completed Working Paper No. 1 in which was synthesized data relevant to functional, physical, social and development characteristics of the study area and an evaluation of the basic problems and opportunities which exist there. Working Paper No. 2, concerned with goals and objectives, was completed in March, 1967.

A citizens' advisory committee composed principally of civic and other groups having a direct concern in the study area has been formed and organized in March, 1967, monthly meetings have been held with this group.

The final report is scheduled for completion in February, 1968, and will provide alternatives for a 20 year development plan for the study area.

3. TRANSPORTATION SECTION OF THE MASTER PLAN

This project will bring up to date, revise and consolidate the Transportation Section of the Master Plan and will provide a Transportation Plan setting forth goals, principles, standards, and generalized locations for rapid transit lines, major surface

transit lines, freeways, expressways, parkways, and other major thoroughfares, and future bay crossings, as well as air, rail, truck, bus, and marine freight and passenger terminal and port facilities.

The staff began work in August, 1966, and proceeded to develop a set of objectives. These and the basic policies to be pursued in the plan were assembled into Working Paper No. 1. The latter was presented to the Planning Commission in February, 1967.

The succeeding months have been spent in further data gathering and in an effort to develop a plan which integrates the automobile circulation system with public transportation. At present, the schedule calls for preparation of a set of alternative proposals by September, 1967; testing of these alternatives in October and November; selection of a final schematic plan in February or March, 1968. Major emphasis may well be placed on policies and development strategy rather than specific proposals geared to an unknown future.

As this report goes to press, major emphasis is being placed upon cooperative efforts between the Department and the Public Utilities Commission in developing coordinated policy for a future transit system and its achievement via a possible bond issue in 1968.

4. SOUTH BAYSHORE DISTRICT PLAN

The South Bayshore District is the name selected for that part of San Francisco south of Twenty-fifth Street and lying between the James Lick Freeway and the Bay. Within this area live approximately 39,000 people. The area contains a large section of the City's shoreline, large industrial complexes, (including the Naval Shipyard at Hunters Point), the Hunters Point and Butchertown Redevelopment Projects, and major transportation routes.

The overall goal of the South Bayshore District Plan is to improve the total environment of the area, including commercial and industrial patterns as well as housing opportunities, community facilities, and

residential amenities: an area which can equal any other in San Francisco as a place to live and work, and one which is also socially diverse.

Residents of the South Bayshore are involved in the planning process as it relates to the area, and a sustaining body of citizens to guide and implement the plans should evolve from this participation.

The planning approach of the South Bayshore Study is one geared to action. Thus, the plan will provide for an attack on problems in the short as well as in the long range. Problems and issues that can be solved within six years are here termed short range, while those problems and issues that will take longer to solve are considered long range.

The plan will address itself to the area's problems and opportunities. Its long range aspects will be concerned with such issues as: desired relationship between land uses, general locations of major activity nodes, ranges of housing types and provision of community facilities to meet the needs of the people, and development of an overall design plan. It must, as well, provide schematic expressions of principles of development and express a concern for directions of growth and change.

The work on the plan has proceeded steadily, at a slower pace than originally scheduled. The amount of time and effort needed to insure understanding by the neighborhood groups of each step of the plan requires this. The schedule now calls for the preliminary plan by September, and the final plan by Spring of 1968.

5. CAPITAL IMPROVEMENT PROGRAM

A capital improvement program is the priority scheduling of available funds over a period of years to achieve the long range goals of the community. The Capital Improvement Program for 1967-68 through 1972-73 is composed primarily of three elements:

1) Summary of all recommended Capital Improvements by year and source of funds;

2) Recommended priority listing of proposed bond issues with schedule of submission dates;

3) A recommended financing plan to effectuate the above.

In format and content the nineteenth annual Capital Improvement Program differs from its predecessors. Ordinance 139-66, adopted in March, 1966, revised the procedures for programming capital improvement. In brief, the capital improvement cycle begins in October when departments submit their six-year program to the Department of City Planning and concludes in July with the adoption by the Board of Supervisors of a six-year program and financing plan. The City Planning Commission's function this year has been expanded from project review for Master Plan conformity to include the assignment of general priorities.("essential", "desirable", "acceptable" or "deferrable") to each item. The City Planning Commission conducted three special meetings in December to consider departmental capital improvement requests. Basing its deliberations on the report of the City Planning Commission, the Capital Improvement Advisory Committee (CIAC) assigned specific priorities to those submittals it recommended for inclusion in the 1967-68 budget. On May 15 the Capital Improvement Advisory Committee issued its recommended five-year program, financing plan and priority schedule of bond issues. The Board of Supervisors adopted the program on July 24, 1967.

For the six-year period, 785 capital improvement projects and reconstruction and replacement items were submitted by various City agencies and departments. The total cost is estimated at $719.0 million. Of this amount, $86.4 million was requested from ad valorem taxes. The requested amounts from

the property tax were $37.5 million for fiscal year 1967-68, $21.9 million for fiscal year 1968-69, $15.0 million for the third fiscal year and $12.0 million for the combined last three years. The prime concern of all those charged with reviewing the Capital Improvement Program has been directed to those projects for which submitting departments have requested ad valorem financing. All have been keenly aware of the need to reduce ad valorem requests to meaningful yearly increments which the City can afford. Thus the City Planning Commission considered the 331 requested ad valorem projects costing $37.5 million and gave an "essential" rating to 181 projects costing $18.3 million. The Capital Improvement Advisory Committee recommended for 1967-68 a sum of $6.6 million for 81 property tax financed projects. The Mayor approved 46 projects costing $4.3 million; the Board of Supervisors subsequently reduced this dollar volume in the 1967-68 budget to $3.8 million.

The final Capital Improvement Program Report for 1967-68 through 1972-73 will be published in September by the Department. Projects approved by the Board of Supervisors for the six-year program will be listed with funding information according to the recommended year of inception. A separate section showing all projects by department including the City Planning Commission's general priorities and policy statements will be included.

In the course of the last year, the Department developed many new procedures for the processing and review of departmental submissions, which will be reflected in the format of the final report. The staff is convinced that new procedures will expedite the program and permit greater project analysis in conjunction with submitting departments.

6. SIMULATION MODEL DEVELOPMENT

Upon completion of the Community Renewal Program studies in 1965, the Department of City Planning assumed control and direction over the use and development of a sophisticated computer model designed to test the effects of various public policies on the housing market, from the standpoint of both the consumers and producers of housing. The model was a pilot version, one which could be operated, but which clearly needed refinement and development in order for it to become a useful and applicable tool which city government could use as a regular testing device. In July, 1966, the Community Analysis and Research section, with a small consulting budget for the job, started to make the changes necessary in order to produce an operational, practical system.

In consultation with Arthur D. Little, Inc., the firm which originally designed the model, the changes which had been determined necessary following a review of the operation of the pilot model were put into effect. These changes resulted in a considerable simplification of the operating program of the model, a reduction in the amount of data required for the operation, and, perhaps most significant from a practical standpoint, changing the basic analysis unit in the model to the more familiar Census Tract.

At the time of this writing, we await tests which we believe will demonstrate the effectiveness of the changes proposed. If the model is operational, a major instrument for testing housing policies on a comprehensive basis will have been delivered into the hands of city government, perhaps for the first time.

7. NEIGHBORHOOD IMPROVEMENT PROGRAM

Not included in the work program initially, but a commitment of high importance is that of preparing the Neighborhood Improvement Program for those areas of the city which have been selected for the Federally Assisted Code Enforcement Program, (FACE).

In March of 1966, the city submitted an application to the Department of Housing and Urban Development for assistance under the FACE Program. Four areas of the city were selected: Arguello Park; Great Highway; Buena Vista; and Glen Park.

The contract was signed in October, 1966, and the actual work of inspection of properties began in early spring of 1967.

The FACE Program provides low interest loans and outright grants in some cases to property owners who bring their buildings up to the city's building code. The program also provides for the hiring of building inspectors and administrative personnel to assist the property owners in carrying out the corrective work. Of the total cost of the FACE Program, exclusive of the cost of loans and grants to property owners, the federal government will pay two-thirds and the city, one-third. The city's share, however, can be paid in the form of selected capital improvements which contribute to the upgrading of the area.

The FACE Program for San Francisco is administered by the Department of Public Works; however, the City Planning Department is preparing a Neighborhood Improvement Program for each of the four FACE areas. This work commenced in March, 1967 under the direct control of a senior planner and an assistance planner. The program is progressing satisfactorily and shows promise of developing into a highly cooperative effort between citizen and planner to improve the physical quality of neighborhoods.

B. OTHER PLANS AND STUDIES

While the Department was committed to devote its main resources to the major work items, there was a demand on staff time for a number of other important plans and studies. These include:

1. URBAN BEAUTIFICATION APPLICATION

The Department of City Planning is preparing an application for federal funds to enable the City to expand its program of street tree planting, park development, and other activities affecting the physical attractiveness of the public sector. The application is nearing completion and should be in the hands of the regional HUD office by August 1. If approved in the maximum amount requested, the grant will bring to the City more than $300,000 additional to spend on the beautification program.

2. O'SHAUGHNESSY BOULEVARD

The O'Shaughnessy Boulevard widening and improvement project is a Department of Public Works Capital Improvement project intended to improve the physical characteristics of O'Shaughnessy Boulevard. Because of the strong relationship of this Boulevard to the adjacent open space in Glen Canyon Park, the Department of City Planning has proposed that

the project be of a scenic parkway character compatible with the unique qualities of the surrounding area. At the end of the fiscal year, the Board of Supervisors had not yet given its approval to this project.

3. U. C. CAMPUS STUDY

Early in 1966 the Regents of the University of California approved a proposal to establish a new general campus of the University in the San Francisco Bay Area. In response to this proposal and at the request of Mayor Shelley, the Department of City Planning undertook a study to ascertain whether construction of such a facility in San Francisco would benefit the community. The study concluded that a 15,000 student campus could be feasibly developed on a 40 acre site and that its economic, cultural, educational, and social benefits would far outweigh any of its disadvantages. A site south of Market Street and convenient to the planned Civic Center Rapid Transit Station was recommended as the most ideal location for this facility.

4. MINORITY GROUP HOUSING PROBLEMS

In the spring of 1967 the Department of City Planning utilized information gathered for the San Francisco Community Renewal Program to prepare a special study of the housing problems of minority groups in this City. The report examined the characteristics of minority group households which influence their housing needs and recommended the development of housing policies which would recognize the particular problems of minority households in the City and which would emphasize the need to expand the housing opportunities of minorities beyond the level provided in existing programs.

5. AN ESTIMATE OF POPULATION BY RACE, SEX AND AGE FOR 1964

This report was published in August, 1966, and has been widely distributed. Population in San Francisco is estimated to have declined in the years following 1960 to 720,000 in 1964.

6. HOUSING INVENTORY SYSTEMS

A system for measuring changes in the inventory of housing was devised and implemented during the fiscal year and has already been put to use. The material has been used not only for the preparation of a major departmental study on the inventory of housing and its implications for planning and housing policies, but also by a number of other local, regional, federal, and private agencies.

C. REFERRALS AND REPORTS

The City Charter requires that before a decision is made to change the physical character or status of any public way, land, or structure, the matter must be referred to the Planning Commission for expression of conformity with the Master Plan.

During the period July, 1966 through June, 1967, 74 referrals were processed; the Commission considered 44 of these, and 30 where handled administratively. Many of the administrative referrals were revocable permits. Of the total, five were found not in conformity with the Master Plan or were otherwise disapproved by the City Planning Commission.

In addition to formal referrals, the Department receives requests from members of the Board of Supervisors and from other departments of the City for brief studies and reports on various matters of planning concern. Two reports of some length were prepared, dealing with the desirability of developing a general aviation airport at India Basin, and an examination of potential aviation sites for short take-off and landing aircraft within the City.

GRAPHICS SECTION

The Graphics Division, consisting of five City Planning Draftsmen supervised by one Senior City Planning Draftsman, is responsible for the maps and general drafting for the department. During the year, in addition to the maps, plans, charts and other exhibits which are component parts of all the studies listed above, a number of special maps were prepared as described in Appendix III.

Continuing revision of the Official Zoning Maps and supervision of their reproduction is done by the Graphics Division for the Clerk of the Board of Supervisors.

ZONING DIVISION

The Zoning Division of the Department of City Planning, headed by the Zoning Administrator, is assigned primary responsibility under the Charter for the City's zoning activities: (1) administration and enforcement of the City Planning Code, (2) the hearing of variance requests, (3) the study and processing of zoning applications filed for consideration by the City Planning Commission and Board of Supervisors, and (4) the conduct of code revision studies.

The staff of the Zoning Division during the fiscal year 1966-67 ranged between 11 and 14 technicians and three clerks. The position of Zoning Administrator continued to be filled during the year on a limited tenure basis.

A. THE DOWNTOWN ZONING STUDY AND OTHER CODE REVISION STUDIES

As has been pointed out in previous annual reports of the Department, the 1960 Planning Code while a great advance over the previous Code enacted in 1921, has required constant review and several major revision studies to bring it more closely in line with the changing needs of the 1960's.

Under any circumstances, Planning Code revision is and should be a continuing process, occupying the time of one or more staff persons. During 1966-67, more staff time was devoted to this work than in former years. The Downtown Zoning Study and the Preservation of Historical Landmarks Study constituted the major projects.

The Downtown Zoning Study, begun in July 1965, was completed in January 1967 with the presentation of a final report to the City Planning Commission. The proposals of this study would create four downtown zoning districts in place of the present C-3 district, institute a new bonus system for floor area ratio control, revise off-street parking and loading standards, and add a number of new special use districts and special height districts. Six hearings were held by the Commission and the proposals, with certain modifications, were unanimously approved and forwarded to the Board of Supervisors June 29, 1967.

Legislation to aid preservation of historical, architectural and aesthetic landmarks and districts was enacted in the form of a new Article 10 of the City Planning Code. The legislation was based on a Department report on the need for and methods of achieving preservation. An illustrated publication on the problems and opportunities of saving San Francisco's heritage was also issued, and received wide distribution both in the City and elsewhere. Pursuant to the legislation, a Landmarks Preservation Advisory Board was created and the Mayor appointed prominent citizens to serve on this Board, which will work with and advise the City Planning Commission. The Board held its first meetings in June, 1967.

Three other proposed Code amendments, prepared by the staff, were approved by the Commission and Board of Supervisors during the year; resulting in the following changes to the Code:

1. A less detailed individual notice to affected property owners required for City Planning Commission hearings on certain long-scale rezoning matters.

2. A 40-foot height limit on Ocean Beach, an area which includes most of the ocean frontage of the City, to be in effect until May 1968.

3. Making landing facilities for aircraft a conditional use in Industrial Zoning Districts rather than a principal use; thus a new airfield anywhere in the City must be specifically reviewed and authorized by the Planning Commission.

B. ZONING INFORMATION

One of the most vital functions of the Zoning Division is the continual provision of zoning information and assistance to the general public in expediting subsequent applications and avoiding undue complications.

Careful analysis of the problems presented by property owners and builders is imperative, and a large flow of inquiries, in person, by telephone, and by letter, occurs constantly. Two to three technicians are assigned to this function.

C. REVIEW OF APPLICATIONS FOR PERMITS

Review of the broad range of permit applications, to ascertain conformity to the Planning Code, continued to be the largest and most complex function of the Zoning Division. The time of two to three technicians was necessary for this function during the year.

The permit applications reviewed during the fiscal year are summarized below:

A. Building Permit Applications

	Reviewed	Approved
Building permit applications other than for legalization or signs (new buildings, alterations, grading)	2463	2458
Legalization applications	560	543
Sign applications	1483	1437
Total Building Permit Applications	4506	4438

B. Miscellaneous Permit Applications Referred From Other Departments

Fire	356	353
Police	295	285
Public Health	116	113
Public Welfare	54	53
Public Works	162	162
Total Misc. Appls.	983	966
TOTAL APPLICATIONS	5489	5404

In accordance with the procedure instituted in May, 1964, building permit applications with no zoning significance are not referred to the Zoning Division by the Bureau of Building Inspection (Department of Public Works). The purpose of this procedure is to eliminate duplication of effort and delay in processing permit applications without adversely affecting the thoroughness or quality of review.

D. ENFORCEMENT

A sound enforcement program in Planning Code violation cases creates respect for the Code that assures willing compliance by the great majority of people. The time of one to two technicians was devoted to such work during the year. General enforcement activity for the past year is summarized in Appendix V at the end of this report. Four hundred and two new cases were opened, which when added to the 78 carried over from the previous year give a total of 480 open cases; of these cases, 310 were closed during the year and 170 were still open at the end of the year.

A number of enforcement cases that arose during the year were related to the passage of the new sign ordinance. The particular provisions of the ordinance giving rise to such violations were those prohibiting:

a) signs projecting more than 75% of the sidewalk width, specifically with respect to signs on awnings and canopies;
b) all projecting signs in the Civic Center Special Sign District; and
c) changes in copy on nonconforming business signs.

Continuing as an important type of case were those which involved efforts to enforce the generalized "performance standards" required by the Planning Code. In particular, cases involving complaints of excessive noise caused by night club operations, compressor motors, and inadequate building construction features, received extensive attention from the Enforcement Section.

E. AMENDMENTS TO THE CITY PLANNING CODE; SETBACK LINES; CONDITIONAL USES

Applications for amendments to the Planning Code text or zoning map, for setback changes, and for conditional uses, are considered by the Planning Commission before any action by the Board of Supervisors. During the year the Commission, at its monthly hearings on such matters, had before it 89 applications - 67 filed during the year and 22 carried over from the preceding year. These cases are tabulated in Appendix III at the end of this report. The time of two technicians was used for staff work on these cases during most of the year.

The Planning Commission took final action in authorizing 25 conditional uses. As a result of applications approved by the Commission, the Board of Supervisors adopted 10 amendments to the zoning map and 4 amendments to the text of the Planning Code.

F. VARIANCES

Variances from such provisions as those relating to lot width and area, coverage, rear and side yards, height, and parking may be granted by the Zoning Administrator, on application and after public hearing, wherever he is able to make affirmative findings of fact in support of a series of five requirements that must be met if a variance is to be granted. As indicated in Appendix IV, 66 applications were filed during the year, compared with 80 in the preceding year.

The 49 applications on which final action was taken by the Zoning Administrator during the year involved requests for 60 variances from the various provisions of the Planning Code. Forty-four of these variance requests were granted, although many were granted only in part or with specific conditions attached. The Board of Permit Appeals granted certain additional variances in overruling denials by the Zoning Administrator in 11 cases.

The time of one technician was sufficient to process these applications.

G. APPEALS TO THE BOARD OF PERMIT APPEALS

An appeal may be taken to the Board of Permit Appeals from administrative actions or from variance decisions of the Zoning Administrator. An administrative action, such as the disapproval of an application for a building permit, may be reviewed by the Board as to whether the action constituted error or abuse of discretion on the part of the Zoning Administrator. A variance decision may be reviewed as to whether the variance application does or does not meet all five of the conditions which the Charter and Planning Code specify as having to be met if a variance is to be granted.

In practice, applicants are almost always able to modify an application for a building permit in whatever way is necessary to comply with the Planning Code. As noted above in the section of this report on review of permit

applications, there were only 85 disapprovals of permits of all types for Planning Code reasons in the past year, or 1.5% of the 5489 permit applications reviewed. As shown in Appendix VI, however, there were 36 appeals to the Board of Permit Appeals from these denials; and during this period, the Planning Code disapproval was sustained by the Board only 2 times and overruled 34 times. The latter cases continue to raise the question whether, as specified by the Charter and Planning Code, administrative disapprovals under the Planning Code are to be overruled only for reasons of error.

Sixteen appeals were taken to the Board from decisions of the Zoning Administrator denying variances, and during the year 11 of these denials were overruled and 4 sustained by the Board.

In May 1967 the State Supreme Court upheld the District Court of Appeals decision that the Board of Permit Appeals exceeded its authority in granting a variance by overruling the earlier Zoning Administrator denial of a requested variance from the floor-area ratio provisions of the Code applicable to a proposed 11-story, 53 unit apartment building on R-4 property.

H. NONCONFORMING USE PROGRAM

Another continuous task of the Zoning Division is the administration of the provisions of the Planning Code dealing with nonconforming uses - those uses of property which do not conform to the regulations of the zoni zoning district in which the property is located. The right to continue many such uses is currently subject to expiration at some definite future date under the provisions of the Planning Code, and various other categories of nonconforming uses, though not subject to expiration, are also specially regulated.

The staff which could be assigned to this program during the year were involved primarily with the responsibility of answering inquiries concerning the status of all nonconforming uses, checking the affected properties periodically, and reviewing building applications and changes of use concerning these properties.

V. LOOKING AHEAD - - THE IMMEDIATE FUTURE

It is noteworthy that the Department is involved in a period of transition and, to some considerable extent, self-examination in terms of: the kinds of activities and functions it should be concerned with in the planning and development of the City (these activities must be translated into specific, product oriented work program); the best organization of the staff to carry out those activities; and personnel needs and appropriate salary scales geared to attracting and keeping a high quality staff.

A preliminary view of the kinds of planning activities that the Department is both charged with and should be concerned with as part of the planning and development process may be listed as follows:

I. The preparation of plans and programs as well as policy development at a city-wide scale. The time scale of such plans, programs and policies is both immediate and long range. In one sense these activities are most directly related to the preparation and updating of the Master Plan as defined in the Charter but, additionally, these activities must be tied to specific products to be achieved. As part of the continuing process, activities in this category include: the transportation section of the Master Plan, capital improvement programming, city-wide housing policy, renewal policy, an urban design section for the Master Plan, and ultimately, a new comprehensive plan. Basic, city-wide research, data collection and analysis would be included at this level.

II. Preparation of plans and development programs at the district level for distinct areas of the City, delineated by an area's unique attributes, types of activities, or special physical, social or economic problems. The South Bayshore, Northern Waterfront and Downtown Zoning studies fall into this category. Preparation of a plan for Chinatown and the South of Market area should receive high priority.

III. Special projects and plans related to neighborhoods, or special problems of an ad hoc nature. Examples of this type of study are the Civic Center Plan, the design plan for Market Street, Neighborhood Improvement Programs, Cliff House-Sutro Baths study, and a study of the Wisconsin Street Housing Project site.

IV. Continuing responsibilities and tasks such as referral response, permit processing, review of non-conforming uses and zoning violations, zoning changes, design review and conduct of public information activity.

San Francisco Department of City Planning APPENDIX I

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS: July 1, 1966 to June 30, 1967

Actual expenditures by the Department, for items other than personnel, compared with budget appropriations were as follow:

Appropriation No.	Budget	Supplemental Appropriations	Encumbrances or Expenditures
6.119.200.000 (Contractual Services)	$ 36,055.00	$ - 0 -	$ 19,077.75
6.119.203.000 (Use of Employees' Cars)	75.00	- 0 -	13.39
6.119.269.01 (Consultants)	77,500.00	- 0 -	77,500.00
6.119.300.000 (Material and Supplies)	7,355.00	1,500.00	8,614.89
6.119.400.000 (Equipment)	4,030.00	- 0 -	3,541.22
6.119.800.000 (Membership Dues)	820.00	- 0 -	750.00
6.245.880.119 (Rents - Real Property)	21,120.00	- 0 -	21,120.00
	$146,955.00	$ 1,500.00	$130,617.25

Revenues from Zoning Fees

Applications for Zoning Amendments	$ 1,150.00
Applications for Conditional Use Authorization	1,650.00
Applications for Variances	2.425.00
Setbacks	150.00
TOTAL	$ 5,375.00

APPENDIX II

NEW MAP PUBLICATIONS - Fiscal Year 1966-67

1) South Bayshore Study Area
   Topographic Map (1" = 400')

2) Growth of San Francisco Series

3) Map of Bay Area (1" = 3000', 48" x 90")
   Topographic Map derived from U.S.G.S.

4) Map of San Francisco Peninsula to
   San Francisco Airport (1" = ½ mile,
   24" x 36") Map derived from U.S.G.S.

5) Map of San Francisco Peninsula to
   San Francisco Airport (1" = 2000',
   36" x 48") Topographic Map derived from U.S.G.S.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING APPENDIX III

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES:
July 1, 1966-June 30, 1967

	TOTAL	Map Amend-ment	Condi-tional Use	Text Amend-ment	Setback Change
Action by Planning Commission					
Applications filed for Hearing during Period /1	67	23	33	8	3
Applications Pending at Beginning of Period	22	13	9	0	0
Approved	43	11	25	6	1
Approved in part; remainder denied or withdrawn	3	2	0	0	1
Disapproved	18	11	6	1	0
Withdrawn, or no action by Commission required	5	1	3	1	0
Pending at end of Period	21	11	8	1 /5	1
Action by Board of Supervisors on Approved Applications /2					
Pending at Beginning of Period	1	1	-	0	0
Approved /3	15	10	-	4	1
Failed of Approval	1	0	-	1	0
Pending at end of Period	7	4	-	2	1
Applications Appealed to Board of Supervisors /4	3	1	2	0	0
Pending at Beginning of Period	4	2	2	0	0
Planning Commission Action Sustained	5	3	2	0	0
Planning Commission Action Overruled	2	0	2	0	0
Pending at end of Period	0	0	0	0	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors; see 4.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map and text amendments, and setback changes.

/5 An amendment to the City Planning Code approved by Planning Commission but returned to Commission for further study after review by The Planning and Development Committee of the Board of Supervisors.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING APPENDIX IV

ZONING ADMINISTRATOR DECISIONS ON VARIANCE APPLICATIONS:
July 1, 1966-June 30, 1967

Applications Filed /1	Pending at Beginning of Period	Granted /2	Denied	Pending at End of Period	Withdrawn
66	16	35	14	27	6

/1 An application must relate to a single parcel of land but may request one or more variations from the provisions of the City Planning Code for the lot or lots included within that parcel; the total number of variations requested in these applications is shown on the table below.

/2 Many variances were granted for less deviation from Code standards than was sought or were granted with conditions attached.

	VARIANCES SOUGHT & DECIDED	GRANTED	DENIED	Other Than "Less Than /3 10%"Variances Granted	Other Than "Less Than /3 10%"Variances Denied	"Less Than/3 10%"Variances Granted	"Less Than/3 10%"Variances Denied
TOTAL ALL TYPES	68	44	24	39	22	5	2
INDIVIDUAL TYPES							
Lot Area	4	3	1	3	0	0	1
Lot Width	3	2	1	1	0	1	1
Rear Yard	22	14	8	14	8	0	0
Coverage	9	6	3	4	3	2	0
Side Yard	2	1	1	0	1	1	0
Parking	18	12	6	12	6	0	0
Density	5	3	2	2	2	1	0
Setback	0	0	0	0	0	0	0
Floor Area Ratio	0	0	0	0	0	0	0
Height or Floors of Occupancy	1	0	1	0	1	0	0
Sign	0	0	0	0	0	0	0
Usable Open Space	4	3	1	3	1	0	0

/3 "Less than 10%" variances are those involving a deviation of less than 10% from a numerical standard of the City Planning Code, cases for which no public hearing is required.

Decisions by the Board of Permit Appeals on appeals from variance decisions by the Zoning Administrator are summarized in Appendix.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING APPENDIX V

SUMMARY OF ENFORCEMENT CASES
(Involving Allegation of Violation of City Planning Code):
July 1, 1966-June 30, 1967

	Cases Open at Beginning of Period	Cases Opened During Period	Total Cases Open During Period	Cases Closed During Period	Cases Open at the end of Period
CASE TOTALS	78	402	480	310	170
By Type					
Use	31	283	352	242	72
Nuisance	5	26	31	28	3
Stipulations or Conditions	0	0	0	0	0
Signs	4	15	19	16	3
Illegal Billboards	38	0	0	3	35
Nonconforming Use Program	0	78	78	21	57

CASES CLOSED DURING THE PERIOD

Violation Terminated	120
After Initial Notice	99
After Z.A. order	21
After D.A. order	0
After Court order	3
After other City Department's order	0
No Violation Found	187
Use Permitted in that district	187
Lawful Nonconforming Use	0
Total	307

BOARD OF PERMIT APPEALS MATTERS:
July 1, 1966-June 30, 1967

A. Appeals From Administrative Disapproval of Permit Applications under City Planning Code.

Filed	Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
36	18	34	2	7	11

Type of Regulation Involved	Overruled	Sustained
Density	4	
Use	1	
Parking	11	2
Signs	16	
Yards	2	

B. Appeals From Variance Decisions of the Zoning Administrator

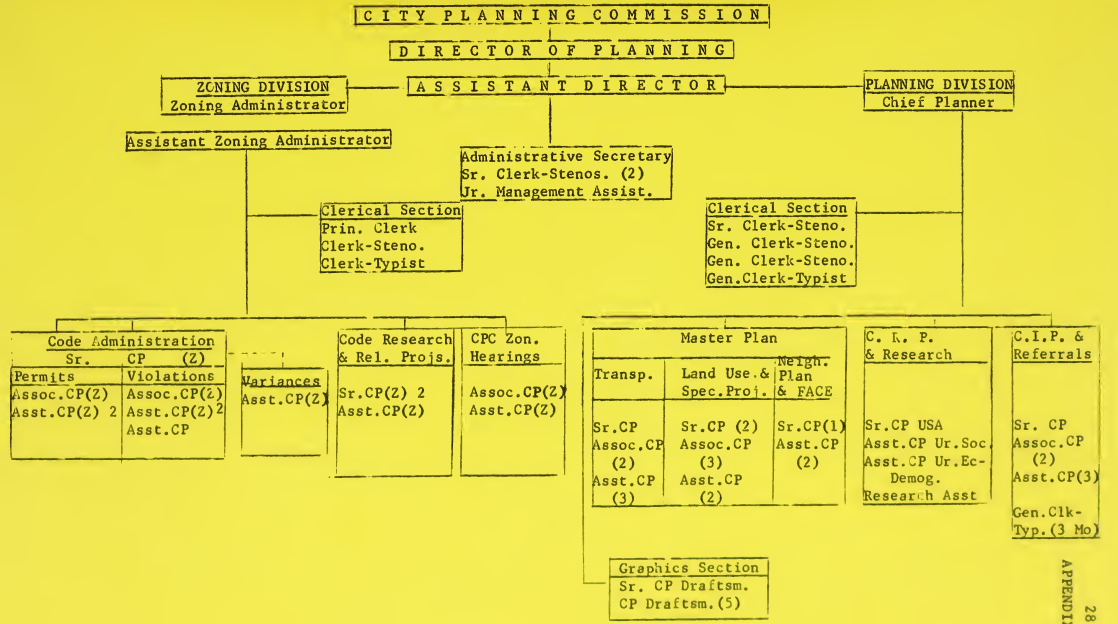
Filed	Pending at Beginning of Period	Overruled	Sustained	Withdrawn	Pending
16	3	11	4	1	3

C. Appeals From Discretionary Disapproval of Other Permit Applications by City Planning Commission

NONE

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

ORGANIZATION CHART 1966-1967



SAN FRANCISCO
DEPARTMENT OF
CITY PLANNING

ANNUAL REPORT

JULY 1, 1967 through JUNE 30, 1968

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SEPTEMBER 1968

CITY PLANNING COMMISSION

CITY and COUNTY of SAN FRANCISCO

1967 - 1968

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CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

September 20, 1968

Mayor Joseph L. Alioto
Room 200 City Hall
San Francisco, California 94102

Dear Mayor Alioto:

The City Planning Commission is pleased to present this report of the activities of the Department of City Planning for the fiscal year 1967-68.

Several significant studies were completed during the past fiscal year, including the Population Projections for San Francisco 1960-1990; Changes in the San Francisco Housing Inventory 1960-1966; Code Enforcement Feasibility Study (for the FACE program); Wisconsin Street Housing Study; Cliff House-Sutro Baths Acquisition Study; and the San Francisco Capital Improvement Program. Additionally, the adoption by the Board of Supervisors of the Downtown Zoning amendments represented a major step forward in planning for downtown development. Significant progress was made on the South Bayshore Plan and the Northern Waterfront Plan, with major presentations to the Commission. The staff of the Department made important contributions toward the development of a Mini-Park System and an Urban Beautification Plan for the city. The city has committed Federal grants that attest to our successes in these two undertakings. We played a major role in the design of Market Street and approval of the bond issue that will assure its reality.

Also, during the fiscal year, the Director of Planning and members of his staff prepared a report which contained a comprehensive proposal for operation of the Department encompassing the Department's work program, its organization, and its personnel and budgetary needs. Many of the recommendations contained in the report have been implemented; others will serve as objectives and guidelines in the months ahead.

During the fiscal year, the Commission held 46 regular and special meetings, including 15 officially advertised zoning hearings. Numerous meetings were held by Committees of the Commission to assist and guide the staff of the Department of City Planning on some of the major projects undertaken during the year. Literally hundreds of meetings have been held with neighborhood groups, public agencies, and with individuals to assure public participation in the planning process.

We believe this has been a year of major progress and achievement. Planning, to be meaningful and responsive to real city needs, must be not only long-range, comprehensive and policy-oriented but must also provide immediate action programs to solve today's pressing urban problems. We are fulfilling these functions to an increasing degree. I hope you will agree!

Respectfully,

William M. Brinton

William M. Brinton
President,
City Planning Commission

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

REPORT ON THE WORK PROGRAM

Current planning problems and opportunities in San Francisco are related primarily to housing, transportation, waterfront and shoreline areas of the city, the expanding commercial-financial center in the downtown area, and the attainment of a meaningful scale in fitting new projects within the existing pattern and standards of development. Of great importance are the problems and opportunities of poverty areas, and the challenge of working with resident participation toward the achievement of desired goals in particular neighborhoods and the larger community.

The Department of City Planning is committed to a work program to meet the planning needs of the city by means of development plans and programs, and policy-oriented plans for intermediate and long-range periods. Its current work program consists of four kinds of planning activities:

I. The preparation of plans and programs as well as policy development at a city-wide scale;

II. The preparation of plans and development programs at the district level for distinct areas of the city;

III. The preparation, with citizen participation, of plans and programs related to neighborhoods and other special projects; and

IV. Continuing responsibilities such as response to legislative referrals, capital improvements, permit processing, zoning changes and design review.

* * * * *

I. Comprehensive, City-Wide Planning.

These policy-oriented planning activities include transportation, housing and urban design, where the time scale is both immediate and long-range. Each one of these plans acts as a continuous and incremental updating of the Master Plan. Ultimately, a new comprehensive plan for the city will evolve based on these "building blocks". The formulation of general policy at this level is viewed as a high-priority need for the city's planning and development process.

Housing Studies -- Changes in Housing Inventory (1.21)* The Community Renewal Program recommended that a constant check be kept on housing activity, particularly with respect to new units added to the city supply. Early in 1967, this Department completed the collection of data permitting the first major review of activity in the housing market since the Census of 1960. New construction, demolition, and changes to existing structures that would add or remove units were studied, the findings analyzed, and the results presented in Changes in the San Francisco Housing Inventory, 1960-1966. The report has found wide use among city and private agencies. It is the only accounting of what has happened in the residential housing supply available for the city.

The report for calendar year 1967, entitled Changes in the San Francisco Housing Inventory, 1967, was released in March, 1968. Data on this subject continue to be collected by the staff, and annual reports are scheduled for March of each year. These reports are becoming one of the bases for the formulation of city housing policies.

* Numbers in parentheses following each project title refer to particular placement of the project in the Department's official work program.

Population Projections, 1960-1990 (1.35) This projection of San Francisco's future population was prepared by the staff of the Department. The results were published in a document entitled, Population Projections for San Francisco, 1960-1990, which was presented to the Commission and the public in April, 1968. The report has enjoyed a wide circulation, and major city and Bay area organizations are making use of its findings.

Housing Simulation Model: Status Report (1.36) The simulation model of the housing market of San Francisco was originally developed as a part of the San Francisco Community Renewal Program (CRP). In 1965, the city assumed control over this model, and, following evaluation of the results produced during the CRP, decided to continue its development for use in testing the effects of public actions on the housing stock of the city. In 1966, work commenced involving members of the staff with the assistance of the consulting firms which had designed the original version. The work has continued, and in April, 1968, the model was operated on modified scale. A report on the results of this further development will be made public sometime in the fall of 1968.

Transportation Policy Plan (1.11) The construction of BART presages a new era of transportation for San Francisco, and highlights the need for a re-examination of the total transportation structure of the city, its relationship to the region and needs of the future. The Department is undertaking a revision of the transportation section of the Master Plan. The first stage of this revision will result in a transportation policy plan.

The primary objective of this plan is the development of general policies related to major transportation corridors, systems, services and facilities. Through the determination of needs, priorities and alternative courses of action,

the policy plan will set out the guidelines and provide the framework for developing specific transportation plans. The provision of systematic concepts will permit the evaluation of specific proposals of an immediate nature in terms of total transportation requirements.

The scheduled completion date for this project is the end of 1968. Preliminary work for this project included the release earlier this year, of Transportation Plan Working Paper No. 2. There have been delays in this study, now largely surmounted, due to staff changes and a restructuring of the objectives.

Commercial and Industrial Space, Activity and Employment: Reconnaissance (1.33) This project, involving the compilation of information on San Francisco's industry, is intended to serve as a background for the formulation of policies affecting the city's industrial base. Highlights of this city-wide study will include: status and trends of industrial development in San Francisco; issues the city faces in future industrial development; and possible areas for further study. This reconnaissance study will be presented to the Commission in September.

City Hall Data Bank: Feasibility Study (1.31) The staff has begun a preliminary review of the data needs of the department, the resources for meeting those needs, and the ability of other departments and the data processing facility in City Hall to enter into a joint venture from which a useful data system might be developed. The initial findings indicate a need for such a system, a capability, and an interest both in this Department and in other agencies. It is also clear at this time that the ultimate design and implementation of such a system will require resources beyond those possessed by our Department. It is expected that the findings of the staff will be presented in a report to the Commission in the fall of 1968.

Urban Design Study and Plan (1.4) In January, 1968, the Department initiated efforts to obtain Federal 701 funding for the preparation of an over-all urban design plan for the city. The plan, when completed in 1970, will be a major input into the Master Plan and subsequent studies of the Department. It is of utmost importance to guide San Francisco's future growth, in terms of arriving at physical design standards and goals, testing the full implications of existing ordinances and trends in development, and drawing forth design plans suitable to the many elements and types of areas and activities of the city.

The preparation of the 701 application involved: the detailed description of each work element and resultant end products; projected manpower requirements for each work element based upon a work schedule for the total two-year project; determination of the role of consultants in the study; and securing endorsements from all regional governmental agencies. The application was approved by the Advisory Committee of the State Office of Planning on June 21, and, with help from the Mayor's office, a Federal grant of $181,870 was approved by HUD in July.

II. Area and District Planning.

Planning projects of this type are prepared for distinct areas of the city, based upon an area's unique attributes and special activities, its particular problems and issues, and its physical, social and economic characteristics.

Downtown Zoning Study (2.1) The City Planning Code amendments proposed by the Downtown Zoning Study, approved unanimously by the Planning Commission in 1967, were given extensive hearings before the Board of Supervisors. Subsequently, they were passed and put into effect at the end of the year. In passing the ordinance, the Board made no major changes, but did refer proposals for amendment back to the Planning Commission.

Passage of these Code amendments is regarded as a major achievement of the Department. The zoning measures create a framework for an orderly expansion of the downtown area. Present amenities are not destroyed and existing problems are not aggravated in the future. Major elements include the creation of special use districts; criteria for the placement of new parking facilities on the periphery of the core area; a new system of development bonuses; and the use of height limits to relieve the pressures and required services imposed by high-density uses.

South Bayshore Study and Plan (2.3) This project is one of two shoreline-related plans of the Department at the district level. The staff continues to work closely with residents of the area, the Redevelopment Agency and the Bayview-Hunters Point Joint Housing Committee to take full advantage of existing resources, including under-utilized land, in an area of large industrial complexes; redevelopment projects in Hunters Point and Butchertown; residential neighborhoods with a population of 40,000 persons; and major transportation routes (the new southern crossing of the Bay will enter the city here). An essential aim of this plan for purposes of acceptance and effectuation is to produce programs and policies acceptable to several local and state agencies whose jurisdictions overlap.

Housing proposals, circulation recommendations, a plan for community facilities, and suggestions for plan effectuation were developed. The Director and staff have held numerous meetings with the community to present and discuss these aspects of the plan, and at the end of June, 1968, a progress report was made to the Commission on both the over-all plan for the district and more detailed plans for a proposed urban renewal project along the shoreline at South Basin and Candlestick Cove. A final report was presented in mid-August, and a written report on the South Bayshore Plan will be published in October.

Northern Waterfront Study (2.2) The Northern Waterfront Study, initiated in March, 1966, is a joint effort by the San Francisco Port Authority and the Department of City Planning. Both agencies have contracted with Arthur D. Little, Inc., and John S. Bolles Associates to provide economic evaluations and design plans for port properties and adjacent areas between Fort Mason and China Basin.

In years past, most uses in the study area were related to the port. Changes in shipping technology and ancillary activities, as well as aging facilities both in the public and private sectors, emphasize the need for a comprehensive waterfront study.

In March, 1968, John S. Bolles Assoc. completed Working Paper No. 3, which covers all planning to date and offers preliminary recommendations for the final plan. This paper includes a general plan for the development of the Northern Waterfront. A general analysis covers goals and objectives, basic plan concepts, and other area-wide considerations.

Working Paper No. 3 has been given public exposure through the Citizens Advisory Committee, which is composed of civic and other interested groups and individuals having a direct concern in the study area. Meetings were held approximately once a month to discuss the progress of the study throughout the year. It is expected that a final report will be presented to the Commission in November.

Chinatown Reconnaissance Study (2.5) Among the projects identified by the Department in its Work Program for 1968-69 was a reconnaissance study to determine the scope, costs, and means of implementing a comprehensive plan for Chinatown. The objective of this initial reconnaissance study was to indicate the major physical, social, and economic conditions and potentials of the Chinatown community to which a comprehensive plan should be addressed. Meetings have been held with residents,

businessmen, and other community leaders and organizations to learn their views about the Chinatown community. A short report is scheduled for the fall of 1968.

III. Neighborhood Planning and Special Projects.

In order to make city-wide comprehensive planning and its special area plans truly effective, the work program of the Department must develop plans and techniques for implementation at the neighborhood level. Plans are often prepared as special studies or projects of an ad hoc nature. Examples of planning activity in this category include:

Neighborhood Improvement Planning (3.1) Neighborhood Improvement planning has been expanded since the inception of Federally Assisted Code Enforcement (FACE). FACE has made it possible to add to the staff so that the Department can engage in "grass roots" level planning to coordinate the design, budgeting and installation of public improvements in the FACE areas.

The staff works with citizen groups in existing and potential code enforcement areas, seeking solutions to planning issues at the neighborhood level. This process helps build enthusiasm among the residents for improving their property as well as giving them a voice in local public improvement.

Major activities during the past years included work on the preparation of applications for three new FACE areas; Alamo Square, Bernal Heights and Duboce Triangle. Other activities include:

1) a neighborhood beautification plan prepared with the Glen Park Property Owners Association;
2) helping to organize the Judah Street Improvement Association and work out a plan for the street's beautification;

3) a Neighborhood Improvement Program for Bernal Heights in response to the Bernal Heights Association's neighborhood plan proposals;

4) planning activity in the Duboce Triangle;

5) a photographic exhibit on FACE and an award-winning exhibit on neighborhood planning;

6) a brochure about the FACE program;

7) the "Code Enforcement Feasibility Study", a detailed examination of the impact of the Code enforcement on a block in the Western Addition, prepared with the Bureau of Building Inspection.

Urban Beautification and Metropolitan Mini-Parks (3.92) During 1967-68, the staff prepared plans for and an application to the Department of Housing and Urban Development for a grant-in-aid to accelerate the city's beautification program. A grant of $369,050 was received and a program to utilize these funds, largely in poverty areas, was recommended to the Mayor.

An amendment to the Urban Beautification Application resulted in the award of an additional $251,250 to finance a summer work program in Golden Gate Park. This program, employing 300 unskilled workers, aged 18-25, from minority areas, was developed in close cooperation with the Mayor's office, the Recreation and Park Department and the Department of Public Works,

In order to implement Mayor Alioto's policy of developing a system of Metropolitan Mini-Parks, two applications for Federal assistance were prepared. A $250,000 application for Open Space funds to acquire and develop 13 privately-owned sites, primarily in poverty areas, was submitted to the Department of Housing and Urban Development. A companion application requesting $399,640 from the Land and Water Conservation Fund was submitted to the Bureau of Outdoor Recreation,

Department of the Interior, to acquire and develop 13 privately-owned parcels and to develop an additional 9 city properties as Mini-Parks. Both applications were approved; each has been matched by equal city appropriations. Four other Mini-Parks will be developed from the Urban Beautification Grant.

Current Transportation Projects (3.2) The staff continually reviews and reports on current transportation projects and proposals. This function requires not only investigation and setting forth of recommendations, but also demands coordination with other departments and agencies. Major projects of this past year included the following:

1. Publication of Progress Report on Local Transit, in collaboration with the staff of the Municipal Railway and the Transit Task Force, in which six alternative proposals were developed for future routing of the city's subway-surface transit vehicles;
2. Preparation of a policy statement in response to proposals for a second deck on the Golden Gate Bridge, and future transit service to Marin County;
3. Continuing liaison with the West Bay Rapid Transit Authority on their long-range planning for mass transit on the Peninsula;
4. Presentation of a policy statement outlining alternative means of achieving rapid transit to the San Francisco International Airport and to the Peninsula; and
5. Evaluation of several proposals for new garages downtown, over-all problems and issues of downtown circulation, and the use of heliports and small airports in high-density areas.

Burke will be directed [illegible] the Urban Revitalization Agency.

Several [illegible] projects (3.5) [illegible] [illegible] [illegible]

Wisconsin Street Public Housing Site Study (1.38) This study, published in January, is concerned with the re-use of an eight acre site which has been used for temporary public housing since World War II. Community concern for the possible re-use of the site was voiced by several neighborhood groups on Potrero Hill. A request was made by the Board of Supervisors that the Department examine and evaluate alternatives for site development following the removal of the temporary housing.

The report recommends that the site be used primarily for private housing of the type that can be developed under Section 221-d-3 of the Federal Housing Act or any similar public or privately sponsored program that would enable families having a moderate income to own their own units.

Zoning Studies (3.4) Under the continuing program to improve and keep current the provisions of the City Planning Code (zoning ordinance), and to meet special needs in the city as they arise, three zoning studies were carried on during the year on a special project basis. With progress on these studies and passage of the Downtown Zoning Ordinance, the Department is approaching a stage at which a major share of the 1960 Planning Code will have been refined by use of more modern zoning techniques.

Single Family Districts (3.41) The Department has been formulating recommendations for refining the present zoning standards concerning uses permitted in single family districts. One proposal under consideration would allow family care homes for retarded children and other persons in single family districts, where they presently are prohibited. Another proposal would redefine the term "family" as used in the Planning Code, and thereby would limit by number and type the occupancy of single family dwellings.

Revision of Administrative Provisions (3.42) With the assistance of the City Attorney, the staff prepared revisions to Article 3 and related provisions of the City Planning Code designed to improve and clarify the procedures for zoning amendments, conditional uses, variances, appeals, and administrative enforcement of the Code.

Ocean Beach Special Height Districts (3.4) The Ocean Beach interim 40-foot height limits, due to expire in May, 1968, were extended until completion of the Ocean Beach Height Limit Study. This study will make recommendations concerning permanent height limits for the city's ocean front, from the Cliff House area south to Sloat Boulevard.

BARTD Station Area Planning (3.3) Two contracts were awarded for preliminary design plans of public areas in BARTD station areas. The first, for the 16th and 24th Street stations and surrounding areas, was awarded to Urban Design Associates. The second, for the Upper Market-West Portal stations and immediate areas, was awarded to Whisler-Patri Associates.

Essentially both contracts call for the preparation of design plans for the public areas in the immediate vicinity of the transit stations, with recommendations for the architectural and landscape treatment of the sidewalk areas and sketch designs for the elements of street furniture and equipment.

Cliff House-Sutro Baths Acquisition Study (3.93) The purpose of this study was to examine the desirability and feasibility of city acquisition of privately-owned property in the Point Lobos area for use as public open space, and, if such use were feasible, to make recommendations on the financial means of accomplishing this acquisition and subsequent park development.

The study led to action by the Commission in October, 1967, recommending the acquisition of the Cliff House-Sutro Baths properties for public use. In June of this year, the voters disapproved the Cliff House-Sutro Baths bond issue.

Staff Support for the Mayor's Citizen Housing Task Force (3.91) This committee received staff assistance from the Department throughout the summer and fall of 1967.

IV. Continuing Responsibilities of the Department.

There are several specified items in the work program which are handled on a continuing basis - capital improvements programming, current transportation projects, and landmarks preservation. The Department and Commission must also continue to carry out Charter and City Planning Code responsibilities of administering the Code; hearing and acting on rezoning, conditional use and variance applications; responding to requests from the Mayor and Board of Supervisors on current issues; processing and recommending actions on all Master Plan referrals (about 150 per year); and advising, reviewing, and acting on redevelopment area plans.

Capital Improvements Program (4.1) Capital Improvement programming is a continuing process of advance planning and scheduling of projects to provide public facilities throughout the city so as to achieve community goals set forth in the Master Plan. The process of programming covers a time span of six years consisting of the new budget year and the five succeeding fiscal years.

The Capital Improvement Program (C.I.P.) Report for the period 1968-69 through 1973-74 was issued by the Department of City Planning on January 20, 1968. The report includes project descriptions with the Planning Commission's findings and

recommendations, the relationship of each proposed project to the Master Plan and a general priority rating for each proposal. The magnitude of the Capital Improvement Program is illustrated by the following:

> A total of 666 projects was submitted by thirty-one city departments and agencies for review by the Commission which recommended 657 for inclusion in the six-year program at an estimated cost of $727.1 million. For the 1968-69 fiscal year, 288 items having an estimated cost of $166.5 million are recommended.

Using the annual C.I.P. Report of January 20, the Capital Improvement Advisory Committee (C.I.A.C.) reviews the recommended program for the ensuing budget year and issues a report on March 15, in which it assigns specific priority ratings to budgetary items.

The C.I.A.C. also recommends to the Mayor and the Board of Supervisors a priority listing of proposed bond issues and a financing plan for the five-year Capital Improvement Program. The staff of this Department serves as the technical staff for the C.I.A.C. in this annual review and assists the Committee in preparing its capital improvement programming reports.

Referrals (4.2) During the 1967-68 fiscal year, 59 referrals were acted upon by the Department. The Commission considered 33 of these, and 26 were handled administratively. Most of the referrals considered by the Commission were concerned with streets -- vacations or widenings. Others concerned sale or acquisition of property, housing projects and parking projects. The Commission reported on five matters where the requested changes were found "not in conformity with the Master Plan."

Zoning Administration (4.3) Under the San Francisco Charter, the Zoning Administrator and members of the staff of the Department have responsibility for administration of the City Planning Code (zoning ordinance). This responsibility is divided, for purposes of the work program of the Department, into the following categories:

Public Information (4.31) One of the most vital functions is the continual provision of zoning information and assistance to the general public.

Careful analysis of the problems presented by property owners and builders is imperative, and a large flow of inquiries, in person, by telephone, and by letter, occurs constantly.

Staff Support for Commission, Director and Zoning Administrator (4.32) Staff members prepare background information and analysis for the Director of Planning and the Commission in cases coming before the Commission for public hearings. The staff also prepares similar materials for the Zoning Administrator's hearings on variance cases.

a. Amendments to the City Planning Code; Setback Lines; Conditional Uses. Applications for amendments to the Planning Code text or zoning map, for setback changes, and for conditional uses, are considered by the Planning Commission before any action by the Board of Supervisors. During the year, the Commission, at its monthly hearings on such matters, had before it 88 applications; 67 filed during the year and 21 carried over from the preceding year. These cases are tabulated in Appendix I to this report.

The Commission took final action in authorizing 26 conditional uses. As a result of applications approved by the Commission, the Board of Supervisors adopted 15 amendments to the zoning map and 2 amendments to the text of the Planning Code.

b. Variances. Variances from such provisions as those relating to lot width and area, coverage, rear and side yards and parking may be granted by the Zoning Administrator, on application and after public hearing, wherever he is able to make affirmative findings of fact in support of a series of five requirements that must be met if a variance is to be granted. As indicated in Appendix II, 77 applications were filed during the year, compared with 66 in the preceding year.

The 57 applications on which final action was taken by the Zoning Administrator during the year involved requests for 73 variances from provisions of the Planning Code. Fifty-three of these requests were granted, although many were granted only in part or with specific conditions attached. The Board of Permit Appeals granted certain additional variances in overruling denials by the Zoning Administrator in 11 cases.

Planning Code Enforcement (4.33) The Planning Code responsibilities of the Department tend to enforcement of the Code through review of construction permits, review of changes of use, and correction of violations that are detected by the Department or reported to it. The three principal methods of enforcement are as follows:

a. Review of Applications for Permits. The Charter requires review of all applications for new buildings and for alterations to existing buildings by the Department. Part of the review function is delegated to the Department of Public Works, in the case of permits judged to have no zoning significance. Nevertheless, 5,288 building permit applications were reviewed by this Department during the year, an increase of 17% over the previous year.

In addition, many permits other than building permits are referred to this Department, primarily for a determination as to whether the use

contemplated is permitted at the specified location. The Department reviewed 1,300 such permit applications during the year.

Any disapproval of an application for a permit may be reviewed by the Board of Permit Appeals and reversed if findings can be made as to error or abuse of discretion on the part of the Zoning Administrator. Such appeals are frequently taken and granted. Although only a small percentage of all permit applications was disapproved for Planning Code reasons in the past year, there were 31 appeals to the Board of Permit Appeals from these disapprovals; during this period, the Planning Code disapproval was sustained by the Board only one time and overruled 28 times.

b. Violation Cases. A sound program to correct Planning Code violations creates respect for the Code that encourages willing compliance by the great majority of people. One-hundred and seventy-nine violations of the Code were brought to the attention of the staff during the year, which when added to the 170 cases carried over from the previous year gave a total of 349 cases that required staff action; of these cases, 132 were closed but 217 were still open at the end of the year.

Primary attention was given to complaints of use violations, since these are felt to be most damaging to the fabric of zoning regulation. Enforcement efforts also continued to focus upon the program for removal of illegal signs in the Civic Center Special Sign Districts where, during the past fiscal year, eight out of 18 illegal signs have been removed.

As part of the continuing program of enforcement, all conditions contained in resolutions of the City Planning Commission authorizing conditional uses since May 2, 1960, were reviewed by the staff. The study revealed frequent non-compliance with conditions, particularly with regard to open uses such as parking lots.

It was not possible to give time to several pending categories of violations, including illegal wind signs, illegal signs on freeway routes, illegal uses originally surveyed when the present Planning Code became effective in 1960, and new surveys of the city on a block-by-block basis.

c. Nonconforming Use Program. Another task is the administration of the provisions of the Planning Code dealing with nonconforming uses -- those uses of property which do not conform to the regulations of the zoning district in which the property is located. The right to continue many such uses is subject to expiration at some future date under the provisions of the Planning Code, and various other categories of nonconforming uses are also specially regulated.

The staff has responsibility for answering inquiries concerning the status of nonconforming uses, checking the affected properties periodically, and reviewing building applications and changes of use concerning these properties. During the year a complete re-survey of the city was made, and the 1968 mailing of notices to all owners of these properties was begun.

Planning Code Maintenance (4.34) The zoning staff is responsible for resolving Planning Code interpretation questions, preparing interpretive and explanatory materials for use by the public, and analysis of other legislation related to the Code. During the year, special attention was given to review of pending Building Code amendments and to review of a draft subdivision ordinance to be administered by the Department of Public Works. A new reprinting of the Code, the first since 1964, is expected after action by the Board of Supervisors upon amendments now pending before it.

Landmarks Preservation (4.4) The Landmarks Preservation Advisory Board was organized in June, 1967 to study potential Landmarks in the city and to make recommendations to the Planning Commission. A member of the staff was assigned to work nearly full time as staff for the Board.

Commencing with the city's oldest basically unaltered structure, Mission Dolores, the Board has recommended some ten buildings to the Planning Commission for action leading to designation as landmarks by the Board of Supervisors. Some twenty more, primarily in the Jackson Square area, are currently under consideration. Two buildings have been designated by the Board of Supervisors: Mission Dolores and Old St. Mary's Church. Five more are presently before the Supervisors for action.

The Board gave special attention to study of immediately endangered areas of the city. In this process, with the aid of the Redevelopment Agency, the Board found many buildings worthy of preservation. The Agency will bring any impending demolition of these buildings to the attention of the Board, which will attempt to channel private action into the task of saving them.

V. The Year Ahead.

San Francisco is a dynamic city; continually growing, adapting and adjusting to its changing role and its new responsibilities. But most importantly, the city is its people. People, through their citizen advisory committees, their individual opinions and their collective voice as a neighborhood association, are the force which can control the destiny of a city. Through the formulation of realistic planning principles and policies for the continuing development of the city, the Department can provide a guiding hand for coordinating opinions and recommendations from citizens and their organizations and committees about the future development and form of the city. In the planning process, opinions and recommendations of

citizens are an important input into a specific planning objective. In short, the Department cannot do it alone; it must have the participation of the people to develop a meaningful planning program.

Responsiveness to the needs of various neighborhoods is paramount in the plans and programs currently underway or being programmed. The success of these programs lies in citizen action and inter-action on community issues. Without citizen participation, a real tool for plan implementation is lost to the city and its people.

Proposals to undertake various planning projects come from many sources. While the program of the Department must be dynamic and responsive to the demands of the city, the demands cannot exceed its resources to accomplish an effective planning program. For this reason, particular emphasis is placed on the Department's Work Program. Through proper programming, a balance is created between departmental resources and project proposals. Within the total concept of the Work Program, the Department can properly respond to the ever-changing demands while still proceeding with the development of the basic building blocks necessary for the revitalization of the city's Master Plan and the continuing responsibilities of the Department.

Table I, on the following page, outlines the status of projects in the Department as to: 1) projects completed since January 1, 1968; 2) projects under way; 3) projects to be started during the fiscal year; and 4) projects dropped from the Work Program.

TABLE 1

TENTATIVE SCHEDULE OF PROJECTS

I. PROJECTS COMPLETED SINCE JANUARY 1, 1968

A. Wisconsin Street Housing Study
B. Six-Year Capital Improvement Program*
C. FACE Feasibility Study for Alamo Square Area
D. Changes in the San Francisco Housing Inventory, 1967*
E. Population Projections for San Francisco: 1960 to 1990
F. Revision of Administrative Provisions (Article 3)

II. PROJECTS UNDER WAY

A. Transportation Policy Plan
B. Changes in Housing Inventory*
C. Housing Survey (Condition, Rents, Prices, Demand and Turnover)
D. Data Bank: Feasibility Study
E. Indistrial Space, Activity and Employment
F. Housing Simulation Model: Status
G. Urban Design Plan
H. Downtown Zoning Study
I. Northern Waterfront Plan
J. South Bayshore Study and Plan
K. Chinatown Study: Reconnaissance
L. Neighborhood Improvement Planning**
M. Current Transportation Projects**
N. BARTD Station Area Planning
O. Single Family Districts
P. Ocean Beach Height Districts

III. PROJECTS TO BE STARTED DURING THE FISCAL YEAR

A. Housing Policies and Programs
B. Policies for Air and Water Ports (additions to Transportation Policy Plan)
C. Zoning Studies: Sign Ordinance Re-evaluation; Nonconforming Use Provisions; Mapping of R3.5 Districts***; Minimum Lot Sizes***; Planned Unit Developments; Subdivision Ordinance; Salvage Yards; Car Washes; and Market Street Signs

IV. PROJECTS DROPPED FROM WORK PROGRAM

A. Data Bank: Execution
B. Industrial Space, Activity and Employment: New Surveys
C. Status of Master Plan
D. Housing Simulation Model: Permanent Maintenance
E. Detailing of High Priority Transportation Projects
F. Housing Investment
G. South of Market Study

* An annual report of the Department
** Continuing responsibility of the Department
*** This project to be undertaken as staff resources permit

APPENDICES

SAN FRANCISCO DEPARTMENT OF CITY PLANNING APPENDIX I

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES:
July 1, 1967-June 30, 1968

	TOTAL	Map Amend-ment	Condi-tional Use	Text Amend-ment	Setback Change
Action by Planning Commission					
Applications filed for hearing during period /1	67	25	34	6	2
Applications pending at beginning of period	21	11	8	1	1
Approved	41	13	26	2	0
Approved in part; remainder denied or withdrawn	1	0	0	0	1
Disapproved	21	14	4	1	2
Withdrawn, or no action by Commission required	3	1	2	0	0
Pending at end of period	22	8	10	4	0
Action by Board of Supervisors on Approved Applications /2					
Pending at beginning of period	7	4	-	2	1
Approved /3	19	15	-	2	2
Failed of approval	1	1	-	0	0
Pending at end of period	5	1	-	4	0
Applications Appealed to Board of Supervisors /4	9	8	1	-	0
Pending at beginning of period	0	0	0	-	0
Planning Commission action sustained	3	2	1	-	0
Planning Commission action overruled	2	2	0	-	0
Pending at end of period	4	4	0	-	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map and text amendments and setback changes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING APPENDIX II

ZONING ADMINISTRATOR DECISIONS ON VARIANCE APPLICATIONS:
July 1, 1967-June 30, 1968

Applications Filed /1	Pending at Beginning of Period	Granted /2	Denied /3	Pending at End of Period	Withdrawn
77	27	39 1/2	17 1/2	43	4

/1 An application must relate to a single parcel of land but may request one or more variations from the provisions of the City Planning Code for the lot or lots included within that parcel; the total number of variations requested in these applications is shown on the table below.

/2 Many variances were granted for less deviation from Code standards than was sought or were granted with conditions attached.

/3 An application requesting variances from two provisions of the City Planning Code was granted in part and denied in part. It was therefore recorded as 1/2 granted and 1/2 denied.

	VARIANCES SOUGHT & DECIDED	GRANTED	DENIED	Other Than "Less Than /4 10%" Variances		"Less Than/4 10%" Variances	
				Granted	Denied	Granted	Denied
TOTAL ALL TYPES	73	53	20	49	20	4	0
INDIVIDUAL TYPES							
Lot Area	2	2	0	2	0	0	0
Lot Width	2	2	0	1	0	1	0
Rear Yard	26	21	5	19	5	2	0
Coverage	6	5	1	4	1	1	0
Side Yard	4	4	0	4	0	0	0
Parking	24	14	10	14	10	0	0
Density	6	3	3	3	3	0	0
Setback	0	0	0	0	0	0	0
Floor Area Ratio	2	1	1	1	1	0	0
Development Bonus	1	1	0	1	0	0	0

/4 "Less than 10%" variances are those involving a deviation of less than 10% from a numerical standard of the City Planning Code, cases for which no public hearing is required.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING APPENDIX III

PERMIT APPLICATIONS REVIEWED

July 1, 1967 - June 30, 1968

Building Permit Applications	Reviewed	Approved
Building permit applications other than for legalization or signs (new buildings, alterations, grading)	2,962	2,896
Legalization applications for dwelling units	780	762
Sign applications	1,560	1,505
Total Building Permit applications	5,288	5,163

Miscellaneous Permit Applications Referred From Other Departments		
Fire	342	340
Police	467	424
Public Health	102	96
Public Welfare	88	83
Public Works	301	301
Total miscellaneous applications	1,300	1,244
TOTAL APPLICATIONS	6,588	6,407

SAN FRANCISCO DEPARTMENT OF CITY PLANNING APPENDIX IV

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS: July 1, 1967 to June 30, 1968

Actual expenditures by the Department, for items other than personnel, compared with budget appropriations were as follows:

	Budget	Supplemental Appropriations	Encumbrances or Expenditures
7.119.200.000 (Contractual Services)	$39,326.00	$1,506.00	$30,430.37
7.119.203.000 (Use of Employees' Cars)	300.00	- 0 -	86.56
7.119.269.01 (Consultants)	10,000.00	- 0 -	10,000.00
7.119.300.000 (Materials and Supplies)	12,405.00	- 0 -	11,277.08
7.119.400.000 (Equipment)	890.00	- 0 -	797.57
7.119.800.000 (Membership Dues)	865.00	- 0 -	750.00
7.245.880.119 (Rents - Real Property)	21,120.00	- 0 -	21,120.00
	$84,906.00	$1,506.00	$77,461.58

Revenues from Zoning Fees

Applications for Zoning Amendments	$ 700.00
Applications for Conditional Use Authorization	900.00
Applications for Variances	1,450.00
Setbacks	50.00
	$ 3,100.00

[illegible] For the Year Ended [illegible]

Where [illegible] Originated: Sale of [illegible] Used [illegible]

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

[illegible] Year's Net Income [illegible]

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]